

From: The Longridge Road abutters and neighbors
Carlisle, MA

To: Zoning Board of Appeals
Carlisle , MA

Subject: Additions to conditions and condominium
documents

The public hearings by the Zoning Board of Appeals have identified two major areas of risk that we believe should be clearly addressed in the condominium documents: (1) appointment of a competent property management firm backed by engineering resources, and (2) sufficient financial resources available to compensate abutters for damage to their wells by any failure of the project's infrastructure.

It is critical for a development of this size and infrastructure complexity to retain a professional property management firm with a sound track record of performance. Additionally, it is imperative that this management firm retain an engineering firm, such as Nitsch Engineering, to supervise and report on all aspects of monitoring water quality, septic system operation, fire cistern operation as well as the storm water management infrastructure. This is critical to the ongoing operation of the development and protection of all wells in the system. A defined course remediation also needs to be put in place should any problems be detected.

We expect the Board of Health to specify the types and funding levels of the various escrow accounts needed for any septic and well repair or replacement. Furthermore, we believe it is critical that the condominium association have adequate working capital on hand when the units are initially occupied through to project completion to address any issues that arise. Maintenance of the infrastructure or system failures could call for significant expenditures of this overly complex, multi-phased project in the early phases. We believe clear delineation of the financial responsibility is needed during the two phases of the project.

It was pointed during the public hearings that the condominium owners would be the responsible parties if there is failure of abutter's wells due to the density of this project. This should be clearly stated in the condominium documents. In addition, the condominium association should maintain adequate liability insurance to protect the abutters given the predicted nitrate levels and the proximity of the three septic systems to the abutters' wells.

Additionally, we recommend two additional conditions in addition to the comprehensive bedrock water testing recommended by the peer reviewer: occupancy of the existing residence will not be permitted until the Board of Health approves Phase 1 and issues a building permit for occupancy. Or, if occupancy is to be allowed, the rent/income accruing to the LLC should be calculated on the assessed value approved by MassHousing, which is \$1.8M.