

To: Zoning Board of Appeals, Carlisle, Mass.

From: Long Ridge Road Abutters & Neighbors, Carlisle, Mass.

Date: April 17, 2015

The abutters and neighbors would like to take this opportunity to summarize what we feel are the open issues requiring additional study and examination as the Board approaches the point where it will deliberate the merits of the 40B application submitted by Jeffrey Brem for 100 Long Ridge Road, Carlisle. We are very concerned and urge the Board to structure the upcoming hearings in a way that these issues can be thoroughly vetted and acted on in a clear and open manner with responsible input from all interested parties.

1. Most importantly, we urge the Board to conduct a detailed examination of the applicant's hydro analysis, with the peer review findings being presented by Mr Smith. We also urge that the independent analysis by Mr. Vernon be presented at that meeting, as well as the concerns raised by Mr. Ken Belitz and Mr. Scott Horsley. It appears there are significant shortcomings in the analysis submitted by the applicant's consultant and we strongly believe these should be raised, vetted and resolved in a public setting.

2. While we understand the BOH is responsible for permitting the septic system as part of any eventual building permit, we strongly urge the Board to verify that the proposed septic system proposed by Mr. Brem will in fact meet all Title V requirements as he states, but for which he has provided no details. The health and safety of Carlisle's water supply is much too important to rely on the applicants word rather than a detailed analysis.

3. We strongly urge the Board to resolve the public water supply issue with DEP as quickly as possible. As has been stated, the scope of the initial DEP meeting only focused on legal documents, not the substance of the proposed development. However, according to the applicant's own hydrogeology analysis, predicted levels of Nitrogen in at least three of the wells (serving units 11, 12 and 13) are within two-fold of the EPA mandated levels considered hazardous to human health (10mg/L). Levels above this can be fatal to infants, inducing a condition called methemoglobinemia. A report by the National Academy of Science concluded that "available evidence on the occurrence of methemoglobinemia in infants tends to confirm a value near 10 mg/l nitrate as nitrogen as a maximum no-observed adverse-health-effect level, but there is little margin of safety in this value." Given the inexact nature of these models, we would ask if the Board is prepared to gamble with the health of future residents over such a small margin?

4. The need for condominium documents has been discussed multiple times, but there has been no action taken to-date. We strongly urge the Board to request and review the applicant's proposed condominium documents. Many of the critical health and safety issues being discussed are totally dependent on a strong, enforceable set of condominium by-laws.

5. We urge the Board to clarify the problems with landscaping identified at the March 6, 2015 ZBA meeting. It appears there is no room for any landscape plantings much less adequate screening in at least two locations.

6. We urge the Board to clarify its position concerning the larger cistern and dedicated well.