

Linda & Paul Savoy
32 Ridge Hill Road
Norwell, MA 02061

July 30, 2021

Ms. Roberta Mahoney
Board of Appeals
345 Main Street
Norwell, MA 02061

RECEIVED

AUG 02 2021

TOWN OF NORWELL
ZONING BOARD OF APPEALS

Dear Ms. Mahoney:

We are very concerned about the consequences of the High Street project due to the following:

- The developer is squeezing 56 units with ~90 bedrooms into less than 4 acres
- The value of High Street and the area's historic homes will be reduced in the process
- Addition of the many vehicles of residents, families and friends to the busiest intersection and roads in Norwell. The transportation impact statement is inaccurate. Accident rate in the area may be less than city rates, but car volume is already significant and traffic bottlenecks are sure to ensue.
- Parking overflow from the complex might spill onto High Street, Washington Sq. or CVS at times
- Property is to be located in between two or three schools with young students
- Building a septic system limited by the State in capacity to 90 bedrooms suggests regular cleaning & unpleasant problems likely to "surface" before long. Installing the larger capacity system would serve residents and neighbors better, but is more costly to the developer.
- All units are rentals. Rented units are not nearly maintained to the level of owners
- Significantly increased water demands on the area's already very limited water source(s).

All of this to increase Norwell's affordable housing by approximately 0.3%

We reside in the affordable part of Norwell. Building 10 affordable units on that property would raise Norwell's affordable housing level by the same 0.3% without creating all of the issues noted above. Granted, profits to the developer and property owner might suffer a little under this scenario. But, when they are done and have left the area, we the area residents (not them) will suffer the consequences of having so many units jammed into such a small area.

We are not opposed to 40B housing and doubt that many people are, but let's increase this housing level sensibly without disrupting the quality of life for so many families in the process. The only real positive appears to be the enrichment of the developer and property owners.

Please use extreme care with your vote for this project! Thank you.

Sincerely,

Paul & Linda Savoy

Enc: Prior letter

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If the
fate
does
not
grant
all units
to be
40B

Linda & Paul Savoy
32 Ridge Hill Road
Norwell, MA 02061

June 5, 2021

Board of Appeals
345 Main Street
Norwell, MA 02061

Dear Board Member:

My wife and I have lived in Norwell for nearly thirty-five years. During our residency here in Norwell we have only contacted our town offices once before for an issue that directly affected us, but we wish to express our serious concerns with the housing project being proposed on High Street to your board.

Norwell has one of the most serious water deficiencies if not the worst of any town on the South Shore. This is not a reflection of the Water department's efficiencies but a lack of water in this area. Please refer to the information in the link below:

CURRENT MUNICIPAL WATER USE RESTRICTIONS

Seventeen towns are listed with the most serious water restrictions of which Norwell is one. Certainly there must be better options available so that Norwell's water supply isn't further diminished to even more dangerous levels. Enhanced water infrastructure seems very unlikely to improve the lack of water to residents since this town is lacking underground water.

We are also concerned about additional traffic being placed on the busiest roads in Norwell. A few affordable single family homes would not create more meaningful traffic, but adding so many houses in that one location will certainly create more traffic. Getting on to High Street will be difficult as traffic could potentially back up past Oak Street on occasion. Unless an entrance/exit road can route traffic away from High street, the addition of multiple homes in that location will likely cause serious traffic bottlenecks.

We respectfully request that your board determine solutions to the above issues and give careful consideration to the proposed High Street project before making your decision.

Sincerely,

Linda & Paul Savoy