

Lois Barbour, William Lazzaro, Stephen Lynch  
Zoning Board of Appeals,  
Town of Norwell  
345 Main St Norwell, MA 02061

October 12, 2021

Re: Project Proposal – 15 High Street, Norwell

Dear Ms. Barbour, Mr. Lazzaro and Mr. Lynch:

My wife and I have lived in Norwell for 45 years, 33 of those years at 66 Ridge Hill Road. Over these 4+decades we have seen much change and significant growth in this area of town, not all for the better. Among other things we have experienced significant increases in traffic and significant restrictions in water usage. The traffic on Washington Street, High Street and Oak Street is at best hazardous when it flows which all too frequently it is not. I have walked our dogs on these streets for over 25 years. When the traffic does flow, it's like the old New England Dragway and you risk life and limb walking there. If our children were not long out of the Norwell Public schools and were walking to the Cole School, I assure you my heart would be in my throat each day. Adding additional cars to this mix would only exacerbate an already unacceptable situation.

In addition to our traffic concerns, the proposed density of the project is bewildering. Building 50+ units on 3.88 acres of land seems at odds with the character of this area and any other area of the town. Consider that the area comprising Ridge Hill Road, Millwood Circle and Cape Cod Lane consists of approximately 50 houses. Each of these houses is situated on approximately 1/2 acre lots. That's 50+ housing units on 3.88 acres versus 50 on approximately 25 acres. The proposed High Street development is simply too dense and it will stress traffic and add to more frequent and extended water shortages.

According to the *Annual Town Report 2020*, the Planning Board is the steward of the Town Master Plan. As steward, "the Board coordinates and advances efforts to improve the overall quality of life for Norwell residents." The ZBA and the Planning Board work closely on matters such as the proposed High Street project and as such the ZBA must have the same interest to improve the quality of life for ALL Norwell residents. This proposed project will not improve the quality of life in this area. Rather it will have many negative impacts on all area residents.

For these reasons and those already expressed by our neighbors and others, we oppose approval of this project.

Kevin & Marjorie Dorney  
66 Ridge Hill Road  
Norwell MA 02061