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May 21, 2021

Town of Salisbury  
Zoning Board of Appeals  
5 Beach Road  
Salisbury, MA 01952

RE: **6 Forest Road**  
**Response to Questions and Additional information to the Zoning Board of Appeals**

Dear Members of the Board,

At the last hearing, a list of outstanding items was requested from the Applicant, below is a list of those items and a response to the same:

**Does the Development require a water study?**

No, this Development does not trigger any requirements for any additional water studies.

As with any development in the Town of Salisbury a stormwater management plan is required to be completed. Stormwater management is the work done to help reduce runoff of various forms of precipitation into streets, lawns, and other areas. It is also the improvement of water quality based on the standards of the EPA. The Applicant's professional engineer has completed the stormwater management plan, and that plan has been reviewed by the Town of Salisbury's professional engineer.

There is available water supply in the Town of Salisbury to serve this Development.

No additional water studies are required.

**Will there be noise pollution?**

As designed the proposed Development will not result in or generate any excessive amount of noise during the construction process. The Development will be regulated during construction by final permit conditions that limit hours of construction and noise pollution in conformance with the constructions times and days generally allowed by the Town of Salisbury.

**Will there be a socio-economic impact study?**

A socio-economic impact study is an analysis used to identify and evaluate the potential socio-economic and cultural impacts of a proposed development on the lives and circumstances of people, their families, and their communities. This type of study will not be completed however it is the Applicant's position that this development will have no negative impact on the community of Salisbury. Since the time of issuance of the Project Eligibility Letter the Development has been reduced in size from 76 to 64 units.

Furthermore, the level of affordability has been raised on 4 of the two bedroom units and 1 of the three bedroom units, as they will be priced at 60% of the area median income. The remainder of the affordable units are priced at 80% of the area median income as required by M.G.L. Chapter 40B.

The Development will be serviced by the Town of Salisbury Police and Fire Departments. We expect there will be no extraordinary circumstances that will have any significant impact to either department.

As a condominium community, the Meadowbrook Development will bear the cost of both snow and trash removal as well as road maintenance and long-term replacement cost with no impact to the Town of Salisbury.

The total revenue from the Development will substantially benefit the Town of Salisbury. It is widely acknowledged that condominium developments built over the last 20 years have helped keep Salisbury's tax rate very low compared to surrounding communities and have enhanced overall property values in the town.

The Development will also construct market rate homes priced below \$400,000.00 which is extremely difficult to find in Salisbury and in neighboring communities. Additionally, half of the development's units have accessible, first floor living area that would be suitable for elderly and empty nest buyers that would like to "age in place".

**School Age Children**

In accordance with 760 CMR 66.04 no response to this question is required.

### **Bus Stop Safety**

There is already a bus stop at School House Lane and Garofalo Drive. These school bus stops are not negatively affected in any way by the proposed new roadway. The school department will determine if any children within the new Development will go to an existing bus stop or if one will be added at the end of the roadway.

### **Lighting**

The Applicant has submitted a complete lighting plan for the Development. The Development plans illustrates that there will be no spill over lighting offsite. Additionally, all the proposed lighting on site will be dark sky compliant further eliminating any rise of light spillover into abutting properties.

### **Density Comparison to other similar developments in Salisbury**

The proposed Meadowview Development consists of 26.94 acres. The total number of proposed units is 64 units. That corresponds to an average density of 2.37 units per acre.

#### **For comparison purposes, the projects below are other similarly sized communities in Salisbury:**

##### **Windgate:** (40B development)

7.6 acres. Project size, 74 units. Site density of 9.73 units per acre

##### **Sawyer Farm** (40B development)

16.4 acres. Project size, 52 units. Site density of 3.17 units per acre.

##### **Sheffield Village** (40B development)

10.67 acres. Project Size, 44 units. Site density of 4.1 units per acre

##### **The Village at Salisbury Square** (Village overlay development)

5.34 acres. Project size, 31 units. Site density of 5.7 units per acre.

##### **Salisbury Woods** (40B development)

17.87 acres. Project size, 68 units. Site density of 3.8 units per acre.

**Based on the above examples of similar communities in Salisbury, the average density is approximately 4.65 units per acre. By comparison, the proposed Meadowview project is far less at 2.37 units per acre.**

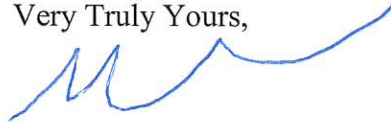
Even if all of the wetland areas within the Development site are removed from the calculation, the result is **3.37 units per acre**, still considerably less than other similar developments in the Town of Salisbury which all have wetlands on their site as well, some of which are rather substantial.

**Additional traffic study information**

The Applicant has been requested to provide additional traffic information for an intersection North of the site at Forest Road and Gerrish Road. The Applicant is working to collect that additional information and once completed that information will be provided to the towns peer review consultant for review and comment.

Thank you for your continued time in reviewing this Development. Should there be any further questions that we may have missed please let us know.

Very Truly Yours,



Melissa E. Robbins