

April 10, 2022

Town of Pepperell Planning Board,

As an abutter to 11 Sartelle St., we are pleased to see Mr. Hills planning to improve the property however we strongly oppose the requested application for a Special Permit for a two-family dwelling in the Town Residential zoning district at 11 Sartelle Street citing the following:

TRAILERS

7410. General No person shall use or permit to be used for dwelling purposes within the town any trailer or similar mobile equipment, whether registered or unregistered, mobile or immobile, except that mobile trailers may be used for temporary dwelling purposes, provided that such use is licensed by the Selectmen, said license to be applied for by the occupant within three days after the unit is located in the town and with no license granted hereunder to be for a period exceeding six calendar months.

7420. Preexisting Trailers. The above restrictions shall not apply to trailers which are presently or are hereafter placed in any trailer park already in existence in the town or to any existing trailer presently being used for dwelling purposes, which trailers shall be subject to and limited by licenses, if any, presently in effect.

7421. Such trailers may be replaced by a trailer not more than 20% larger in volume than the lawfully preexisting trailer. **The proposed building is considerably larger than an increase of 20% of the existing trailer.**

In the letter of Intent, part 1.5.3 Flood Control - there is reference to 310 CMR 10.57 (2)(a). As they don't feel this applies, I would like to draw your attention to 310 CMR 10.57 (1)(b) Isolated Land Subject to Flooding: 1. Isolated Land Subject to Flooding is an isolated depression or a closed basin which serves as a ponding area for run-off or high ground water which has risen above the ground surface. Such areas are likely to be locally significant to flood control and storm damage prevention. In addition, where such areas are underlain by pervious material, they are likely to be significant to public or private water supply and to ground water supply. Where such areas are underlain by pervious material covered by a mat of organic peat and muck, they are also likely to be significant to the prevention of pollution. Finally, where such areas are vernal pool habitat, they are significant to the protection of wildlife habitat. **2. Isolated Land Subject to Flooding provides a temporary storage area where run-off and high ground water pond and slowly evaporate or percolate into the substrate. Filling causes lateral displacement of the ponded water onto contiguous properties, which may in turn result in damage to said properties.**

While I understand that part 1 does not totally fit this situation, it is part 2 that I am bringing to your attention. And we must also be aware that we are intersected by both Varnum brook and Sucker Brook on Sartelle Street.

Since this is a one-half acre lot, and the proposed housing encompasses the entire dry buildable area, we have concerns the existing vegetation and trees will need to be clear cut for the construction. There is also a concern for damage to the wetlands and buffer areas from the construction vehicles operating in such a small area for such a large structure. Thus, our concern regarding part 2 of the above clause.

In Summary we feel the proposed building is too large for the available buildable area on the existing ½ acre lot at 11 Sartelle St. especially taking into consideration the size of the wetlands and buffer zones. A smaller single-family home would be more appropriate for the size of the buildable area and size of the lot.

Thank you for your consideration,

Respectfully,

Robert and Marcia Estes
15 Sartelle St.
Pepperell, MA 01463

Town of Pepperell

APR 12 2022

Planning Board