

## Town of Manchester

Zoning Board of Appeals

Town Hall

Manchester-by-the-Sea, Massachusetts

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Subject: Application of Geoffrey Engler of SLV School St. LLC, to be known as The Sanctuary at Manchester-by-the-Sea, for a comprehensive Permit under M.G.L. Chapter 40B, Sections 20-23 to construct a 136-unit apartment complex for which the Massachusetts Housing Finance Agency issued a Project Eligibility Decision on September 16, 2021, at School Street, Assessor's Map No. 43, Lot No.18 filed with the Town Clerk on September 27, 2021.

To the Manchester-by-the-Sea Board of Appeals,

I am writing to support the work and decisions of the ZBA regarding the above project. I have attended most Zoom meetings held by the Select Board as well as the ZBA. I have concluded that the boards have treated Mr. Engler fairly and respectfully while he has not returned the same courtesies. His failure to cooperate with the boards has been unnecessary and should weigh into the final decision of the ZBA.

The proposal has several waivers, and I would like to state my reasons for conditions which I support for these waivers. The drive (road) into the project does not meet the standards required by our zoning laws and will not accommodate a handicap sidewalk to access the property. The ZBA has asked for a walkway somewhere on the property, but Mr. Engler has refused to consider the walkway because then the roadway will not conform to the width needed to allow for larger vehicles or public safety vehicles such as firetrucks. Therefore, there will be no means to enter or exit the property on foot or bike. The lack of a sidewalk is certainly a concern for children and handicapped persons exiting the project to board school busses or biking to school and downtown. The condition for a handicap sidewalk should be required by the State in an appeal.

The abutter to the property is the Conservation Commission. They have surveyed the area and have concluded that the project will interrupt the wildlife that lives and reproduces in the area. The wildlife sightings around the project are the last areas in our town that protect many species which draw people from afar to explore and visit. For this project to proceed to blast and remove thousands of tons of rocks and soil near Conservation's border would certainly disrupt wildlife in the area. It would also affect the vernal pools that are on the project's land, and with no recharge to these pools, the pools would disappear from the area, leaving the wildlife without a home.

The developer has retaining walls planned for the property. They are very large walls 20-40 ft. in height. He has not supplied information as to what type of materials the walls will contain. He cannot assure us that the walls will be sturdy enough to hold the water that will be running through them and hold up the building at the same time. We deserve to be assured that the walls are sturdy enough to last for many years without suddenly crashing into the ground below, which is a large downward drop.

The developer had stated that he will use an onsite sewer system, then changed his mind to ask for a town hookup to the sewer system that will include a water hookup. The Select Board has stated that

they would prefer that the project use the initial onsite sewer system design. This issue has been in contention for a long time. I will support any decision by the ZBA in this regard. We need to protect our water resources such as brooks and streams. The Sawmill brook which runs through the area is in jeopardy of being permanently polluted if something goes wrong during this project. If pollution occurs by fault or accident, the town will lose one of its water supplies forever.

In closing, I would like to say that this project does not fit on the land which it is proposed to be built. Although it is too large for the land area, it is also projected to be built on a hill that will require a large amount of blasting and will require the removal of many thousands of trees and shrubs which will take many years to grow from new plantings. It will clearly impact the wildlife of many different species in the area and beyond.

The project is unsightly and does not conform to style and architecture in the Cape Ann area. This building belongs in a large city where height is not an issue. The zoning laws of Manchester-by-the-sea do not allow the height that he is proposing. The removal of trees will magnify the unsightly towering building that can and will be seen by anyone thinking they are in a conservation area. It will be a travesty if this project can go forward with the waivers put before it if conditions can't be enforced.

Sincerely,

Nancy Delaney

21 Rosedale Ave.

Manchester-by-the-Sea, Massachusetts