

Andrew Port

From: Andrew Port
Sent: Tuesday, January 17, 2017 2:55 PM
To: Andrew Shapiro (acshapiro@gmail.com); Don Walters; James Brugger (jamesbrugger@gmail.com); Jim McCarthy; Joe Lamb; Leah McGavern; MJ Verde; Anne Gardner (annearc@comcast.net); Bonnie Sontag (bsontag@comcast.net)
Cc: Kathryn Newhall-Smith; Dianne Boisvert; Linda Guthrie (lgguthrie@comcast.net); Julia Godtfredsen
Subject: Evergreen - Updates from Water Dept/Comm & Board of Health
Attachments: Evergreen-Revised-Concept-Plan-1-12-2017-w-AndysMarkup-for-PB.jpg

Members of the Planning Board – We have not yet received formal comments from the Water Department/Commission or Board of Health since their meetings last week. As such, I will attempt to summarize the comments and concerns I heard from both groups during my attendance at those discussions. See below.

Water Department/Commission Reps – Meeting Date 1/11/17

- **Representatives from the Water Department and Water/Sewer Commission were present to discuss various issues**
- **On the matter of clay-lined drainage areas:** Both the City Engineer and DPS water supply consultant (from AECOM) believe clay-lined areas would only impede groundwater recharge and that use of such liners moving forward would capture contaminants only temporarily, later releasing them into the groundwater in a concentrated format after heavy flooding of the clay-lined basins. As such, they did not feel the developer's proposed infiltration areas needed to be clay-lined. Instead they suggested heavy use of vegetated swales and raingardens to capture and treat any potential contaminants before stormwater is discharged into a wetland (and ultimately the groundwater).
- **On the matter of protecting Well # 2:** The group, led by former Water Treatment Plant supervisor Paul Colby, felt confident that the City would be able to replace the existing #2 well entirely on City's property – without concern for state setback requirements – by modifying their existing approval from the DEP. They did however support obtaining any additional land from the Evergreen site that would expand these setbacks to existing or proposed development.
- **On the matter of future water supply protection:** The group, again led by Water Treatment Plant supervisor Paul Colby, took the position that the City should secure all or a portion of the Evergreen site for a future well (to augment or replace the existing supply at Well #2, the artichoke reservoir, or otherwise, in the coming decades). This new focus on "future" water supply protection came at this late hour in light of: (a) historical water department testing around the City suggesting that there are no other viable sites available; and (b) recognition that development of the Evergreen site now could permanently prohibit a future City well if not coordinated and addressed adequately at this time. There was discussion of the need for on-site testing to confirm the quantity and quality of water that could be drawn from a new Well. Details regarding the potential for such testing will be discussed with the property owner/developer but are not likely to be coordinated before tomorrow night's continued public hearing. A sketch plan attached to this email depicts the potential location of a future well on this site as well as the required 400ft radius (within the faint yellow circle, that would have to remain undeveloped and under City control). As you can see this area would eliminate 13 homes on the most recent plans submitted by the developer. It would also necessitate removal of the secondary access road up to Brown Ave. Although it has been suggested that the City could test for a new (deeper) Well where the golf course has their existing irrigation Well (near proposed Lot 16), folks at the meeting suggested testing further

north, as indicated on the sketch (center of the circle I've drawn). Finally, please note that acquisition of the area shown within the circle on the attached sketch (future potential water well area) may impact the development potential of the remaining OSRD (25 house lots). We will need to have further discussions with the developer, legal counsel and engineers to determine how these two potentially compatible uses could viably coexist on the Evergreen property.

- **On the matter of residential development within the Zone II, adjacent to the #2 Well:** The group did not express any particular concern regarding residential development within the Zone II or adjacent to the #2 Well site, with the following caveats: (1) They expressed strong concern regarding the City's "future" water supply needs and the potential for a new well on the Evergreen site; (2) They prefer to have no development adjacent to the City's water supply wells but recognize that "private property [development] rights" and the cost of land acquisition are factors that must be considered; and (3) They support the use of strict methods to prevent or limit the potential for contamination of the water supply, through the use of deed and permit restrictions, a single landscaping company, monitoring wells, etc.

Board of Health – Meeting Date: 1/12/17

- **The Board of Health discussed this project at length, including the most recent input from the Water Department/Commission (see above)**
- **A recommendation was made that this project not be granted OSRD SP approval until such time as the BOH receives testing data that it determines to be acceptable**
(The BOH was awaiting soils testing data from the golf course site, but the developer is now refusing to complete that work due to cost and proposes to do it after approval, but before construction.)
(The BOH was awaiting soils testing data from the Well #2 site, but that data is not yet available.)
(I have asked Dianne to re-send any data and reports this office received related to the project, which was provided to the BOH previously, through the Director of Public Health.)
(It is anticipated that the BOH will meet again during the next few weeks, once additional testing data or revised plans are available.)

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