

Lona Kirk

From: Jennifer Patrizi <jlpatrizi@gmail.com>
Sent: Tuesday, August 11, 2020 1:58 PM
To: Lona Kirk
Subject: 350 Hayden Hill Rd Subdivision
Attachments: 1.JPG; 5.JPG; 2.JPG; 4.JPG; 3.JPG; 6.JPG; 7.JPG; 8.JPG; 9.JPG; 8a.JPG; 10.JPG; 11.JPG; 12.JPG; 14.JPG; 13.JPG; 15.jpg

CAUTION: EXTERNAL EMAIL.

We are the owners of 334 Hayden Hill Rd. on the western boundary of 350 Hayden Hill Rd. We have questions and significant concerns regarding comments pertaining to the resubdivision and proposed building on the new proposed lot (Lot 30-A-2 ("the Property")) that we believe have not been addressed in the proposed development.

1. At the present time (prior to any development on the Property) there is a significant drainage problem, with run off from the Property coming onto our property. We have a consistent stream of water that comes from the Property onto our property from approximately March through May but has also flowed in August some years. See attached photos 1-4 & 6. In the winter this runoff turns to ice and causes frost heaves on our Property. See photo 5
2. We are concerned that Berkshire Engineering appears to have surveyed and engineered the Property and created the plans during the driest part of the year. We are not sure they are aware of the current runoff, which would only be exacerbated by the development of the Property, particularly with the introduction of so much impervious surfaces
3. We are concerned that the proposed development will direct more water to our property. The proposed house, garage, deck, and driveway will take away the much needed previous surface for water to drain, which is inadequate to absorb the existing runoff, and instead replace it with impervious surfaces that will increase the speed and amount of runoff. We understand the Rain Garden is proposed to capture runoff but there does not appear to be a plan to capture the runoff from around the house, garage and driveway and divert it to the Rain Garden.
4. We would like to see a berm or swale and/or curtain drain along the western edge of the Property added to capture and divert the runoff to the Rain Garden. Although it is difficult to tell from the existing plans, the proposed footing and roof drains should deposit all water into the Rain Garden. We believe that any approval should be conditioned on implementation of a clear schedule to maintain the Rain Garden, including inflow and outflow pipes, so that it will function as designed.
5. We are concerned that the proposed development will adversely affect, if not kill the many large trees on the border of our property. We have 1 Black Birch and 5 large (90-120 ft) pines, 3 of which are directly on the stone wall that borders our property. See attached photos 7,8,8a,9,10 &11. During excavation and construction what will be done to protect the root system of these large trees. If and when they are damaged, who will be responsible to remove them, particularly when the damage to the trees root systems may not be apparent for some time?
6. The proposed conservation easement near the current home (on proposed Lot 30-A-1) has parts of junk vehicles, and other debris that do not seem consistent with a 'conservation area' and should be removed as a condition of any approval, particularly the debris that has spilled over onto our property. See attached photos 12,13 &14

We realize and appreciate how much work has gone into the preparation of this proposed development. However we want to ensure that the Commission is aware of the current state of the Property and that any

approval of the application will address (and certainly not exacerbate) the serious drainage problems and other issues and that may adversely impact the area generally and our property in particular.

Thank you for your time and consideration.

Jennifer Patrizi

Keith Percoski

Legend:

yellow Dots = Pine Trees

Purple Dot = Black Birch

Red Line = Approximate Property Line

Photos 1,2,3 & 4 Are from April 2019 Showing the water flow from above property behind our shed and down through the top half of our yard.

Photo 5 shows ice and water build up. This happens throughout the yard and garden.

Photo 6 was taken in August of 2018 which shows constant flow of water through the yard from above.

Photo 7 Is the first tall pine which is located closest to the area of the rain garden

Photo 8 Is the back side of the first large pine showing it is right on the rock wall bordering the rain garden

Photo 8-a Showing the First Pine from the opposite angle. The camper RV in the photo is where proposed construction will be.

Photo 9 Is showing how close this tree is to the camper. It towers over it.

Photo 10 Is a Picture of the other 2 Pines and the Black Birch.

Photo 11 Is depicting the 3 Pines and Black Birch in a row on Rock Wall Bordering Property.

Photo 12 This is the shed remains in the back corner of the property which is proposed as a conservation easement.

Photo 13 & 14 Shows the back side of the shed where there is scrap metal and Car parts coming over the property line.

Photo 15 This is just a reference to the approximate location of the 4 Trees and Camper/RV