



Town of Winchester

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Board of Selectmen Meeting
Monday, August 29, 2016

BUSINESS

Docket Item **G - 2:** Review of DRAFT Letter to MassHousing re:
Forest Ridge 40B Development Proposal

Supporting Documents:

G - 2: DRAFT letter for review

NOTE: Attorney Bobrowski will be present.
Topographical map provided by Dorothy Feldman

Action Required:

The Board will need to take two votes on this item.

Motion #1. That the Board of Selectmen support the Forest Ridge 40B development proposal.

Motion #2. That the Board of Selectmen approve the letter (either as drafted or with the edits made at table) and authorize its submission to MassHousing.

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MARK BOBROWSKI
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August __, 2016

Katharine Lacy
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

Re: Town of Winchester's Comments
Krebs Investor Group, LLC - Application for Project Eligibility ("Application")

Dear Katy:

Please be informed that I represent the Town of Winchester (Town) with regard to Chapter 40B matters. I am filing this Comment regarding the Application at the Town's request after consultation with the administration and staff.

Project Description

Krebs Investor Group, LLC ("Krebs") proposes to build two hundred ninety six (296) units in two apartment buildings on 581,280 square feet of land (13.34 acres) located off of Forest Circle in Winchester (the "Project"). The Project is proposed as a rental product, with at least 25% of the units rented at a price affordable to households earning 80% or less of area median income, adjusted for household size. Access to the Project will be via Fallon Road in neighboring Stoneham. Fallon Road is a private way. There will be gated access for emergency vehicles and pedestrian access to Forest Circle in Winchester.

The following comments have been submitted by staff in response to Town Manager Richard Howard's request for information. MassHousing is respectfully requested to consider the Town's comments when deciding to issue or deny a Project Eligibility Letter (PEL). In addition, the voluminous comments received from abutters and other interested parties are attached in a second appendix.

Town Comments

Krebs has no Standing to apply for the PEL

Krebs has not yet demonstrated standing to apply for the PEL. The Application contains a Purchase & Sale Agreement by and between the Trustees of The Shannon Investment Trust ("Shannon") and Joseph A. Marino, James F.X. Marino, and Anthony G. Marino (together "Marino"), dated August 28, 2013. The Purchase & Sale Agreement was amended on March 28, 2016, to extend the time for Marino's performance. The 2016 Amendment does not mention assignment of Marino's rights to Krebs, nor is there a free-standing document in the Application otherwise assigning Marino's rights to Krebs. Until such time as Krebs demonstrates an equitable interest in the Locus sufficient to "control" the site, there is no standing to make the Application.

Krebs has No Legal Right to Access Fallon Road in Stoneham

As set forth in the Application to MassHousing, access to the development site ("Locus") will be from Fallon Road, a private way in Stoneham. Shannon owns the 13.34 acre Locus today. See Exhibit 1 for the layout of the western portion of Fallon Road, excerpted from a 2015 ALTA plan. See Exhibit 2 for the proposed connection between the development site ("Locus") and the western end of Fallon Road.

The Locus is primarily comprised of two parcels in Winchester. Assessor's Parcel 1-273-0, consisting of 4.26 +/- acres on the Stoneham town line, was acquired by Shannon in 2002 (the "Eastern Parcel"). The 2002 Deed is recorded in the Middlesex Registry of Deeds ("Registry") at Book 37644, Page 043, and is attached hereto as Exhibit 3. The 2002 Deed references three separate parcels (1) a parcel of land in Winchester with 4.26 acres bounded by the Stoneham-Winchester town line; (2) a fifty (50') foot wide "Access Parcel" in Stoneham extending from the Stoneham - Winchester town line to Fallon Road; and (3) a small parcel of land in Winchester with "about 8000 square feet" again on the Stoneham - Winchester town line. As recited in Shannon's deed, the Eastern Parcel conveyed is described as shown on a "Plan of Land in Stoneham and Winchester, Mass." recorded in the Registry at Book 9601, Page 557, attached hereto as Exhibit 4.

The Access Parcel was created in a 1968 deed from the Trustee of the Fallon Land Trust to the Trustees of the Spot Pond Trust, recorded with the Middlesex South Registry of Deeds in Book 11552, Page 537, Exhibit 5 hereto. Pursuant to the 1968 Deed, the Spot Pond Trust acquired an approximately 15.5 acre parcel in Stoneham, which is now substantially the same land that comprises the property known as 225 Fallon Road. The grantor retained title to a small quarter-acre strip of land extending from the end of Fallon Road to the edge of the grantor's "remaining land in Winchester." This is the Access Parcel. It is today owned by Shannon in fee. It runs fifty feet in width from the Stoneham - Winchester town line for approximately 209 feet to the cul-de-sac at the end of Fallon Road. It connects the "remaining land in Winchester" - specifically described in the 1968 Deed as a 4.62 acre parcel shown on the recorded plan from 1960 - to Fallon Road. Additionally, the grantor reserved the right to use Fallon Road "for all purposes for which roads may from time to time be used" in Stoneham for service to said

“remaining land” across the quarter-acre Access Parcel. This constitutes the reservation of an easement. No reference is made to any additional land that the grantor may have owned in Winchester in 1968. Therefore, the dominant estate benefitted by the easement to use Fallon Road as set forth in the 1968 Deed is the 4.62 acre parcel described in the Deed and the Access Parcel in Stoneham.

Assessor Parcel 1-202-0 is a 9.15 acre parcel (Shannon’s “Western Parcel”) that was separately acquired by Shannon in 2002. The deed to the Western Parcel is recorded in the Registry at Book 37644, Page 038, and is Exhibit 6 hereto. The Western Parcel comes from a completely unrelated chain of title, having nothing to do with the Eastern Parcel. At the time the Access Parcel and the benefit of the easement to reach and use Fallon Road were created in the 1968 Deed, the benefit ran to the dominant estate – the “remaining land in Winchester” – and not to the Western Parcel, which was owned by other persons or entities.

It is black letter law in Massachusetts that an easement cannot be used to serve additional land or “after-acquired” property that is added to the dominant estate after the easement is created. *McLaughlin v. Board of Selectmen of Amherst*, 422 Mass. 359, 364 (1996); *Murphy v. Mart Realty of Brockton, Inc.*, 348 Mass. 675, 678-79 (1965) (“A right of way appurtenant to the land conveyed cannot be used by the owner of the dominant tenement to pass to or from other land adjacent to or beyond that to which the easement is appurtenant”). This rule is ancient. In *Davenport v. Lamson*, 21 Pick. 72 (Mass. 1838), the Supreme Judicial Court ruled that a landowner who had a right of way to access a three-acre lot could not use the right to way to access his contiguous nine-acre lot, despite the fact that in using the way he passed through the three-acre lot. Cited in *Murphy*, 348 Mass. at 679. As a general rule, unless the document creating the easement indicates that additional land may be benefitted by the easement, certain conditions need to be satisfied in order to lawfully expand the scope of the easement. As set forth by the Supreme Judicial Court in its 1996 decision *McLaughlin*, after-acquired property can only benefit from an easement if the easement is “in gross” or personal to the grantee (rather than linked to a specific parcel of land) or if the owner of the burdened property consents to the expanded use of the easement.

Therefore, Krebs (if Krebs has standing to apply) cannot use Fallon Road to serve any part of the Western Parcel. The Project plans show that the Western Parcel has both buildings and parking areas thereupon. The Access Parcel and the easement only benefit the “remaining land” in Winchester. The Deed does not contain any ambiguity on this point. The language in the Deed describing the use of the easement “for all purposes for which roads may from time to time be used” does not expand the scope of the right of way. *McLaughlin*, 422 Mass. at 365. Use of the easement by the Western Parcel would impermissibly increase the burden on 225 Fallon Road, owner of the servient estate. See *Boudreau v. Coleman*, 29 Mass. App. Ct. 621, 633-34 (1990). Nor is the easement an easement in gross; the benefit is specifically appurtenant to the “remaining land in Winchester.” Finally, neither Shannon, Marino, or Krebs has shown that the owner of 225 Fallon Road has consented to the use of the easement to benefit the additional 9.15 acre parcel. Therefore, any reliance on the Access Parcel and the easement to serve Western Parcel would constitute an “overburdening” of the right of way.

MassHousing should not dismiss this deficiency as just another private property dispute

between competing claimants. The Appeals Court has held that "ownership of access rights on which the proposed subdivision depends" *must* be reviewed by a local board, not swept under the rug. *Parker v. Black Brook Realty Corp.*, 61 Mass. App. Ct. 308 (2004). In the context of Chapter 40B, failure to demonstrate legal rights of access to Fallon Road for the entire 13.34 acre parcel is tantamount to a lack of site control. See 760 CMR 56.04(1)(c).

Stoneham's Zoning By-Law Bars Use of the Access Parcel to Cross the C-1 Zoning District

The Stoneham Zoning By-law and Zoning Map classify the fifty foot Access Parcel as C1 – Commercial District 1. The Access Parcel has not been included in the Senior Residential Overlay District. The C-1 regulations, attached hereto as Exhibit 7, prohibit all multifamily residential uses. This has been confirmed by Stoneham's Building Commissioner, Cheryl Noble, in an email dated July 26, 2016. Thus, the private roadway proposed in this Application, owned entirely by Shannon, connecting the Eastern Parcel via the Access Parcel to Fallon Road, takes a multifamily residential use into and across a Commercial 1 District.

In *Harrison v. Building Inspector of Braintree*, 350 Mass. 559 (1966), the Supreme Judicial Court reviewed access within split lots. The lot in question was primarily zoned for industrial purposes, but a small portion extended into an adjacent residential district. The owner constructed a factory on the industrially zoned portion of the lot. The only access to public ways from the factory was via the residentially zoned portion of the lot. When 400 employees and service vehicles began using the residential portion to enter the premises, neighbors complained that use of the residentially zoned portion to access the interior, industrially zoned portion was a violation of the more restrictive district's use limitations.

The court held that "[t]he use of land in a residential district, in which all aspects of industry are barred, for access roadways for an adjacent industrial plant violates the residential requirement." In essence, the court ruled that the access strip assumes the land use category of the use it serves. Since "all aspects of industry" were prohibited in the residential district, industrial access was tantamount to a barred industrial use.

Our courts has applied the *Harrison* rule in a variety of contexts. In *DuPont v. Town of Dracut*, 41 Mass. App. Ct. 293 (1996), the Appeals Court ruled that an access road to a multifamily housing project across a business district was not permissible. *DuPont* is attached as Exhibit 8. *DuPont* precisely controls the instant matter. Stoneham's zoning rules do not allow multifamily uses to traverse the Commercial District 1 where no aspect of multifamily use is permitted. The Applicant would need zoning relief from Stoneham. None has been requested. It is doubtful that any relief would be granted.

Title Issues and Layout on Forest Circle [Reserved - title exam ongoing]

[Title discussion]

The Town Engineer's comments, Exhibit 12, point out that Forest Circle, which will serve as access to a gated driveway to the Project, has difficult access issues. The width of the existing roadway is only 15 to 18 feet. The new State Fire Code regulations require a 20 foot fire lane. Widening Forest Circle will run head first into the title problems discussed in the first paragraph of this section.

The Town Engineer also questions the use of Forest Circle as a bus stop location for children living in the Project. Those children living on the eastern side of the Project will have a walk of approximately ___ to catch the bus. As pointed out below, the gated driveway will have steep grades, and will be non-ADA compliant. The bus will have difficulty maneuvering on Forest Circle due to the narrow pavement width and tight turning radius.

Appraisal

The purchase price in the 2013 Purchase & Sale Agreement is redacted. Under Chapter 40B rules, the purchase price cannot exceed the certified appraised value of the Locus without using Chapter 40B in the valuation. Standard principles of appraisal require that the highest and best use of the land "as of right" forms the basis for the valuation.

The Application contains a "By-Right Site Plan," showing thirty one (31) building lots. The By-Right Site Plan is pure fantasy. As the correspondence of the Planning Department to the Board of Selectmen, Exhibit 9, indicates, the development of a thirty one lot subdivision on the Locus would require at least eight (8) waivers of the Planning Board's Subdivision Rules and Regulations ("R&R").

These waivers are not likely to be granted. Krebs failed to mention, in its original Application, that the same Locus was the subject of an application for approval of a ten lot subdivision in 2007. The definitive plan was denied, primarily because the Planning Board found that the applicant did not meet the standards in the R&R for road construction - including grade and other AASHTO standards - and stormwater management. A copy of the definitive plan denial is attached as Exhibit 10. The 2007 applicant voluntarily dismissed the appeal, with prejudice and without costs. If the 2007 Planning Board would not grant waivers for a 10 unit proposal, it can be safely predicted that the 2016 Planning Board would not grant the eight waivers required to give a green light to a 31 lot proposal. Thus, the "By-Right Site Plan" - the basis for the certified appraisal - is fiction.

760 CMR 5.04((4)(e) states that MassHousing must consider land valuation before a PEL can be issued. This Application brings the issue into perspective. The Town has grave doubts

that the purchase price will be consistent with a certified appraisal. That appraisal should be completed *now* (and the results provided to the Town) before the PEL is issued, if at all.

Otherwise, the Town has no choice but to go to the barricades, at enormous cost of time and resources, to fight this Project. If the appraisal does not pan out, that will all be wasted effort.

Preliminary Traffic Impacts Assessment

The Town has taken the unusual step of engaging a traffic engineer *before* a PEL is issued, so crucial is this issue.

Gary Hebert, of Stantec Consulting services, Inc., is one of the Commonwealth's leading traffic engineers. He reviewed the 2007 definitive plan application for the same property for the Planning Board. His Preliminary Traffic Impacts Assessment, Exhibit 11, describes the many problems this Project would cause:

- * Steep access from Forest Circle for emergency vehicles;
- * Access so steep from Forest Circle as to be "uncomfortable" for bicycles, and non-ADA compliant for pedestrians;
- * Limited maneuverability for buses and emergency vehicles on Forest Circle;
- * Congested traffic in Stoneham complicated by other new projects coming on line.

Mr. Hebert concludes that "[i]f developed, Forest Ridge will add nearly 2,000 trips per day to an already congested and hazardous roadway system that will soon have another 2,000 trips per day added by Stoneham Crossing located just east of the proposed site."

Fire and Police

Both the Fire and Police Departments expressed dismay with the impact Forest Ridge would have on already stressed departments.

The Fire Chief, John Nash, provided statistics for his department's responses to Parkview Condominiums, a comparable facility with 315 dwelling units in Winchester.

Year	Total	Fire	EMS
2016 (YTD)	50	3	47
2015	37	5	32
2014	46	6	40
2013	56	9	47
2012	39	3	36
2011	84	5	79
2010	46	7	39

Chief Nash fears that another large apartment complex will affect his department's ability to conform with NFPA response times for fire emergencies. Chief Nash estimates that Forest Ridge will generate another 65 calls and require 60-70 annual inspections.

Similarly, Chief of Police MacDonnell reports that the Parkview Condominiums have taken a toll on his department's resources. He states that there were 132 incidents in 2015, and 104 in 2016 to date. Each incident represents an average of one half hour of an officer's time, with consequent loss of money and resources. The 2:00 AM to 7:00 AM shift has three (3) officers to cover the entire Town. He, too, fears that Forest Ridge will only make stretch limited resources to the breaking point.

Water and Sewer Infrastructure

The Town Engineer, in Exhibit 12, reports that domestic and fire flow is unlikely to be provided, as proposed, by the system in place on Forest Circle. Instead, the project will need to tie into the MWRA system on Forest Street. MWRA will have to approve this alternative.

As to sewer, the Town has yet to fully investigate inflow and infiltration (I&I) problems on the east side of Town. Weston & Sampson should be retained, if a PEL is issued, as the ZBA's peer reviewer.

I&I Fee

The Town's current I&I policy requires payment of \$2,400 per unit for a new sewer connection. This fee has been historically charged to subsidized and nonsubsidized units alike. If a PEL is issued, MassHousing should require the Applicant to pay this fee for all units.

Drainage, Groundwater, and Ledge Concerns

If a PEL is issued, the Project must be designed in accordance with the "Rules and Regulations Regarding the Use of Public Sewers and Storm Drains in the Town of Winchester, Massachusetts". In addition, the Project should strive to maintain the existing hydrology of the site to preserve the volume of runoff that ultimately reaches Winter Pond.

Given the extensive ledge outcroppings on the site, the Town Engineer is concerned that the stormwater management system can meet DEP standards. Peak rates of runoff from the site are likely to increase, in violation of the DEP standard. Forest Circle and Polk Road already suffer from surface water and groundwater drainage problems after significant events.

The ledge is likely to be the target of extensive blasting. The Engineering Department is concerned that such blasting will alter the pattern of existing groundwater flow, exacerbating the existing conditions on Forest Circle and Polk Road.

Impacts to Wetlands

The Town's Conservation Agent reports that some parts of the Project will be within the

100-foot buffer, requiring action by the Conservation Commission. However, there is a concern that storm water overflow may impact the North Reservoir, a drinking water source, which is downgradient from the Project. DEP imposes higher standards for discharges in Zone A feeding Outstanding Resource Waters. See 310 CMR 10.04 and 10.05; 314 CMR 4.04 and 9.04, attached as Exhibit 13.

The Applicant also needs permission to cross wetlands in Stoneham to construct the proposed access road to Fallon Road. MassHousing should determine whether such crossings comply with Stoneham's locally adopted rules and regulations *before* a PEL is issued. The Applicant has not sought relief from the locally adopted standards, and none is available without recourse to a comprehensive permit application in Stoneham. No such application has been filed.

Prior Use of the Locus as Dumping Grounds

In 2007, during its review of the proposed subdivision plan, the Board of Health advised the Planning Board to engage an LSP to evaluate the prior use of the Locus as a dumping grounds. Apparently, construction debris (at a minimum) was improperly disposed of on the Locus prior to 2000. No site cleanup has been supervised by authorities. See Exhibit 14.

Neighborhood Screening and Noise Control

To the extent possible, the proposed buildings should be screen visually from the surrounding neighborhood and rooftop HVAC units should be designed to limit noise impacts to abutters.

Project Design

In 2011, MassHousing joined with other subsidizing agencies to release the *Handbook: Approach to Chapter 40B Design Reviews*, prepared by The Cecil Group, Inc. The Town has a long and progressive history of promoting sustainable and smart development. Winchester is a Green Community and a strong proponent of alternative energy sources. Any PEL should mandate, at a minimum, compliance with the *Handbook*.

Programmatic Considerations

MassHousing is requested to include a condition in the PEL that will keep the housing affordable in perpetuity. In addition, the Applicant should be required to establish a local preference for the affordable rental units, to the extent permitted by state and federal law.

Housing Partnership Comments

The Winchester Housing Partnership, a strong advocate for affordable housing, submitted a letter, attached hereto as Exhibit 15. The Partnership expressed support for the use of the Locus for some affordable housing, but expressed ten concerns that mirror those set forth above about the size and scale of this proposal.

Comments from the General Public

In addition to those comments generated by the Town and its staff, the comments set forth in the Appendix were submitted to the Town by interested organizations or members of the general public. Comments and memoranda from the following persons and entities are hereby forwarded as a courtesy to the public and MassHousing.

Please do not hesitate to contact me with any questions that you may have. Thank you for your consideration.

Sincerely,

Mark Bobrowski
Special Town Counsel

cc: R. Howard, Town Manager
Atty. Welch, Town Counsel

DRAFT

Mawn, Patti

From: Dorothy Feldman <dorothyfeldman@verizon.net>
Sent: Monday, August 15, 2016 7:09 PM
To: Szekely, Brian; Vreeland, Elaine; Cathy Rooney; Mawn, Patti
Cc: NoForest Ridge; Brian Rabinovich; Mike Ryan; Neil Anderson; Rachel Roll; Juli Mullan; Julia McElhinney; Dorothy Feldman
Subject: Forest Ridge Property Illegal fill info
Attachments: Topographical map .png; 1993 test sites.jpg

I obtained the 1993 Assessment that details the investigation of the Shannon property (the current Forest Ridge 40B proposed site) and the illegal fill. Jennifer Murphy from the Winchester Health Department provided me with a complete copy of the related documents. If you would like to see them, let me know. She also has draft copies of the agreement between the Shannons and the town relating to the clean up, which specifies that upon sale or development the mitigation would occur (I did not see these because they are not signed). However, the signed agreement is not available, and Jennifer has requested that document from the Selectmen's office.

Here is what I learned:

Geological Field Services, Inc (GFS), President Luke Fabbri, P.G. prepared a "Limited Site Investigation" and submitted a report dated October 4, 1993. "The purpose of the investigation was to characterize the chemical and physical nature of the fill material which has been deposited on the property. The fill material has been used to construct an access road leading from Forest Circle to a semi-circular area, approximately 100 feet in diameter, located at the southern end of the property." {The Plan of the Land is attached to this email} "In general, the fill material consist primarily of blasted rock and soils. Significantly lesser amounts of asphalt, brick, concrete and wood debris exist in scattered locations throughout the fill material." According to a April 9, 1993 memorandum from MA DEP, Paul Giddings "Mr. Shannon informed me that he personally witnessed the loading of all truckloads of material which entered his property. Mr. Shannon indicated that he filled the land with the intention of developing the property at a later date. Most of the visible fill material is rock boulders with a small amount of metal articles." The assessment states, "based on the diameter of the trees in the roadway it is estimated that the property has not been accessed for approximately 15 years." The assessment is misinformed about the wetlands contributing to the Winchester public water supply, writing, "in terms of the relative risk posed by the subject site there were no public or private drinking water supplies identified on the Site or the abutting properties".

Samples were collected from the fill area by GFS. Samples B1, B2 and B3 were combined as "NE sample"; Samples B4 and B5 were combined as "SE sample". B4, B6 and B7 were individually tested and B8 and B9 did not yield sufficient soil for testing. The GFS investigation which sampled on August 10, 1993 reports "ground water was not observed in any of the shallow borings. At the time of the site visits no surface water was observed on the site." Also April 1993, MA DEP collected "surface water and sediment samples from a stream flowing through a pile of solid waste debris at the reference site." I do not know where this site was.

These are the values for metals that were measured above the MA DEP reportable concentrations:

NE sample	SE sample	MA DEP
Value	value	reportable conc.

Beryllium	3.73		0.4
Copper	3768.9		1000
Lead	673.3	1257.2	300
Zinc	5143.7		2500

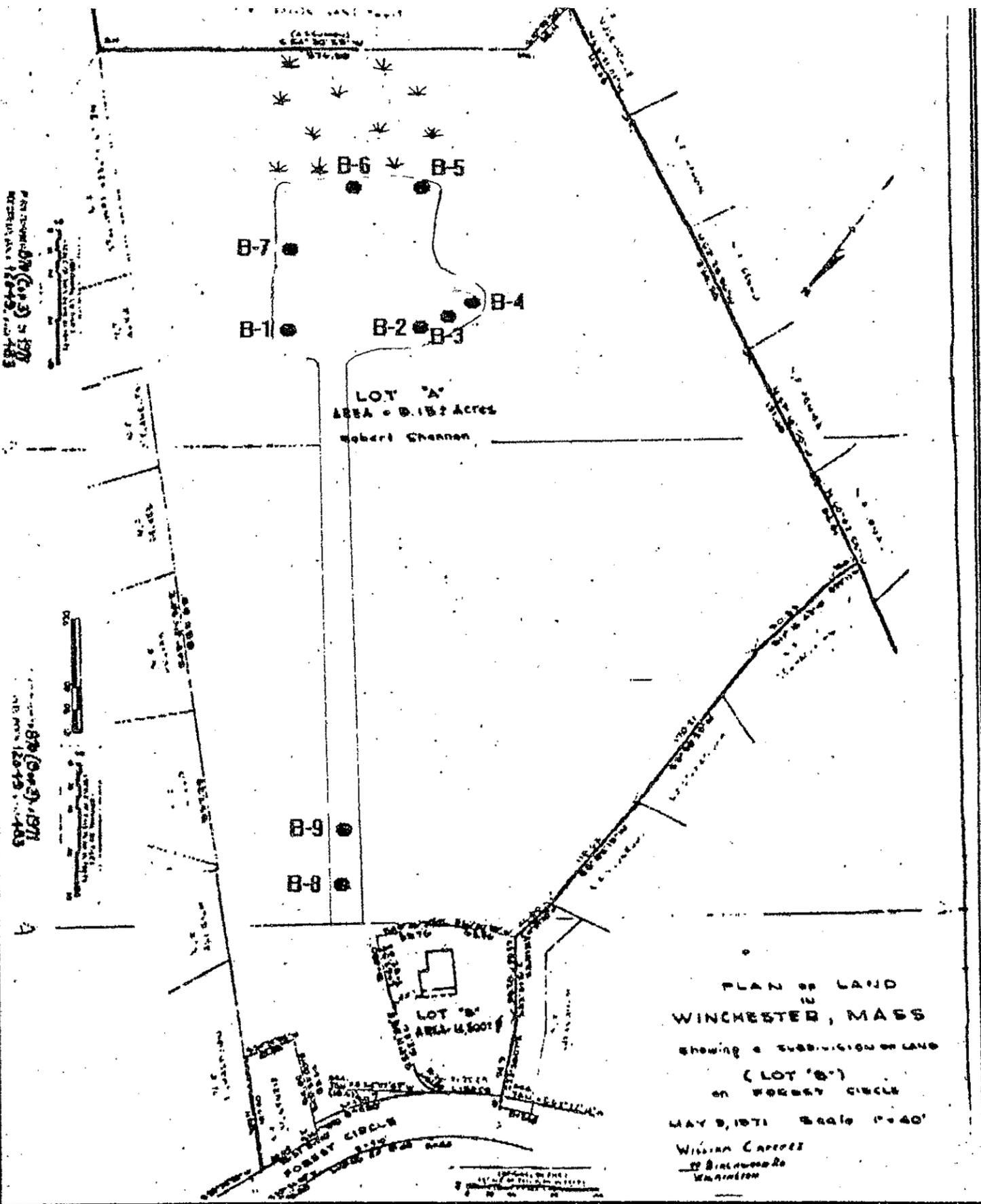
all values in parts per million

The conclusion of the assessment is "With the exception beryllium, copper, lead and zinc the priority metal concentrations are below the reportable concentrations, and are within normal background concentrations. The elevated levels of copper, zinc and lead are likely attributable to paint chips or dust contained in the fill material. The relative level of risk associated from the Site is low. Should the property be developed at a later date the issue of the elevated lead concentrations should be addressed at that time."

It should be noted that the test site B1-B7 are within the watershed of the wetlands. Please reference the attached Topographical map for comparison with the identified test sites.

If you have any further question, please contact me.

Dorothy Feldman



Plan of Land in Winchester, MA

As Noted Above
 Geological Field Services
 Lynnfield MA

FIGURE 2.2

SITE PLAN

Lot "A", Forest Circle
 Winchester MA

