

Mr. Rob Rosa,

Going over the various issues on the Zero Pond Street Development I want to mention a couple of bullet points to all of the Zoning Board Commissioners. I know you have a lot of information already but the items below I think need to be highlighted.

1. Where I use to live it was a very strict policy that the larger School Buses were never allowed to turn into apartment or condominium complexes to pick up students, not sure what Rockland's School Bus Vendor's policy is but it should be verified. Since it is very likely a significant number of students will be living at the Zero Pond Street Complex they most likely need to be picked up on Pond Street so a sidewalk, cross walk (hopefully with a traffic light) and a student waiting area on both sides of the roadway will be needed.
2. It is my recollection that when the developers first meet with the Sewer Commissioners he stated it was his intention to build three building with around 500 apartments. I know that everyone is discussing 236 apartments today and I have not listened to all of the past meeting but I do remember the developer being very careful how he discussed keeping some of the land available for future expansion in one of the ZBR discussions. So if there is nothing in writing guaranteeing only 236 units will be the maximum number of units that will ever be built at the site the town "must assume" he will eventually build out another building resulting in up to 500 units in the complex.
3. I was driving thru Weymouth today and noticed a fair number of people were walking in the street despite there being a significant number of cars on the road way, they were doing it because the sideways had not been cleared. It just shows that having no sidewalks available will not stop people without cars from walking (and even biking) to where they need to go. The reason I mention it is to show that even without sidewalks I would expect a significant number of people from Zero Pond Street to be walking up Pond Street to Hingham Street and then on to Hingham Street as well. Adults and children will walk to get food and drinks (Dunkin Donuts, Wendy's, Burger King, Papa Gino's, etc.), food shopping (Big Y, etc.), to get to transportation (park & ride), as well as to get to & from work. When I was younger without transportation available I would think nothing about walking a mile to two to get somewhere or even hitch hiking on major roadways. So I would anticipate a number of accidents will most likely occur without proper sidewalks and cross walks thru out the Pond & Hingham Street areas.

4. In my opinion it is also important to consider that with the size of the two large buildings (possibly three) will overwhelm the town's fire department if / when a significant event happens at the complex unless they can always count on massive mutual aid from the surrounding cities & towns. The buildings are just too big. I know the fire department gave its approval with conditions but in my opinion the facilities are just too large for twenty six (+/-) firefighter working multiple shifts to handle alone.

5. Also I think it is important to make all of the Commissioners aware that the Abington & Rockland Waterworks services small sections of four other municipalities which include the following Hingham, Hanson, Pembroke and Whitman. So if (when?) we lose the Hingham Street water source it will affect a total of six municipalities.

6. Since the risk of losing the Hingham Street water source would be so devastating on the towns of Rockland and Abington as well as to sections of 4 other communities I agree with one of the residents that spoke at an earlier meeting about having the developer put up some kind of insurance policy (? Bond paid in advance) to cover all of the expenses associated with developing a replacement water source. Until the Abrockwater Department develops an estimate I can pass along the very rough estimate that the WMRA mentioned to me in a discussion about the cost to run just a water line to Union Point, again this was a very rough blue sky estimate which would start at \$100 Million and take about 10 years to build out. Environmental issues (major obstacle) alone would probably take three years to sort out. Until the water department's engineering analysis is complete (timing TBD) the residents will not know if Joe LaPionte can do better, hopefully he can. If the state wants to give the developer the OK to build than the Commonwealth of Massachusetts should put up the guarantee to cover all of the water and associated costs (health, etc.; i.e.: what did it cost the town of Woburn and the families when their water supply got contaminated) if the town loses its water supply.

7. Since the complex is being billed as a destination many people living at the complex "will have" numerous guests visit them so I think it is critical to have more than ample parking otherwise visitors "will be" parking along the neighborhood streets as well as at several of local businesses in the area. I would definitely push for 3 spaces per unit.

If you have any questions or comments let me know.

Regards,

Jack Egan

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