



444 East Central Street

Casey Thayer <cthayer@franklinma.gov>

Re: Concerns Regarding the Stobbart's Project

Bruce Hunchard <bruce.hunchard@yahoo.com>
Reply-To: Bruce Hunchard <bruce.hunchard@yahoo.com>
To: Cathy Sanford <cathysanford11@gmail.com>
Cc: Casey Thayer <cthayer@franklinma.gov>

Tue, Mar 11, 2025 at 5:47 PM

Ms Sanford,

As is customary, for me, I will not comment outside of the meeting process once an application has been filed with the ZBA. Thank you for voicing your concerns. The ZBA will do a comprehensive review of the application. If you feel there is any conflicts of interest with any members of the ZBA, feel free to bring them up with the appropriate authority.

A replay of the meeting should be available on YouTube, under Franklin TV, ZBA meeting, March 27, 2025.

Thanks for your concern,

Bruce J Hunchard

On Tuesday, March 11, 2025 at 12:02:18 PM EDT, Cathy Sanford <cathysanford11@gmail.com> wrote:

RECEIVED
2025 MAR 12 AM 11:04
TOWN OF FRANKLIN
TOWN CLERK

Dear Mr. Hunchard,

I hope this message finds you well. I am writing to express my concerns regarding the proposed development at Stobbart's Nurseries on East Central Street, and to formally state my opposition to the project.

As a concerned member of the Franklin community, I've been closely following the development proposal. While I recognize the need for affordable housing and understand the intentions behind such projects, I have several significant concerns that I believe need to be addressed before moving forward.

One major concern is the environmental impact of the development. The site is adjacent to a public well, and there is a risk that construction could lead to water contamination. Disturbing the land, especially in areas with existing wetlands, can result in pollutants entering the groundwater system, which would directly affect local water quality. This is particularly alarming considering the public well serves the town, and any contamination could have serious consequences for the health and safety of Franklin residents. Given the proximity of these water sources, I strongly urge a thorough environmental review and a comprehensive risk assessment to ensure that no harm comes to our water supply.

Furthermore, the proposed development is expected to significantly increase traffic in the area, especially along East Central Street, which already experiences congestion. This will not only affect commuters but also create safety concerns for residents and children in the vicinity. A comprehensive traffic study and mitigation plan should be a key part of the review process to ensure that the increased traffic can be managed appropriately.

Additionally, I've observed growing concerns from residents regarding potential conflicts of interest within the ZBA. I understand that Massachusetts Conflict of Interest Law (Chapter 268A) sets standards for municipal employees, including ZBA members, to prevent conflicts between their public duties and private interests. As of now, there is no publicly available evidence confirming that ZBA members have violated conflict of interest laws concerning the Stobbart's project.

However, given the public's concerns, it would be prudent for **ZBA members to review and adhere to all applicable conflict of interest regulations to maintain transparency and public trust throughout the project's review process.**

I appreciate your attention to these important matters and trust that the ZBA will take a thorough, transparent approach in addressing all community concerns before moving forward with this project.

Unfortunately I am not able to attend the March 27 meeting at 7:30pm, but I hope my concerns are addressed and I would love to have access to a recorded copy of the meeting if possible.

Sincerely,

Cathy Sanford

11 Hayden Lane, Franklin