

From: ALAN MACMILLAN <scotrail@comcast.net>

Sent: Wednesday, July 27, 2022 3:10 PM

To: Sarah Mellish <ZBAChairperson@manchester.ma.us>

Cc: Murphy, Patrice (MECT) <conserve@mect.org>; Pierce, Sarah <Swedenbydesign@gmail.com>

Subject: 40B Shingle Place Hill proposal

Sarah Mellish, chair
ZBA - Manchester-by-the-Sea, MA

Dear Sarah, and the Manchester ZBA ~

I am a Rockport resident and frequent user of the M.E.C.T. forest preserve, having walked the trails there for 13 years. I'm also a 35 year member of the Rockport Conservation Commission, 12 years as chair. I'm writing in the fervent hope that Manchester's ZBA will reject outright this proposal of SLV and Geoffrey Engler.

In all my years on Rockport's Conservation Commission, I've never seen a more outrageous and inappropriate proposal for a project, especially for the location, which has the possibility of compromising the town's (Manchester) water supply. The carbon footprint of the destruction necessary to "build" this proposed project is staggering in its extent, hard to fathom even for someone who knows nothing about construction. Seven acres of 100 year old trees cut down, and several thousand tons of granite blasted (which has to be removed from the site) to build a place far out of town, and across the street from a much more appropriate and accessible site than what's proposed, AND on the edge of a nature preserve that is solace for hundreds of people from both in and out of town, in a world that is growing ever more dark and angry. The state's own criteria for a Chapter 40B development are that a project must be integrated into surrounding residential patterns. However, there are no other residential developments in Manchester that even come close to the size and scope of this project.

And then there's the integrity of the developer himself, as recorded in the Town's Chapter 40B records. Geoffrey Engler has lied to the state, and is now permanently abandoned by the Mass. Housing Authority from ever being involved in a Chap. 40B project again. Are you really prepared to ignore this fact to the rest of the town?

In my 35 years on the Rockport Conservation Commission, we've never had anyone ask for more than 2 exemptions from the WPA. Mr. Engler is asking for somewhere between 19 and 22 exemptions (depending on which Zoom meeting you watched). That's not a "red-flag" for ConComm issues, that's a "dump truck" load of indications that something's not right with this location for the project proposed.

Is Manchester really willing to throw away part of it's appeal, heritage, integrity and foresight, just to satisfy a seriously flawed law (Chap. 40B) that the State Legislature is working on to make more realistic as we speak? The consequences of allowing this project to go through (on School St.) will negatively affect Manchester forever, while the developer (caught in lies by the state), will pocket money, skip town, and leave Manchester with endless problems that will cost millions of dollars on into the future. I would like to believe that the integrity of the ZBA still stands, and that you will deny this project. Thank you for listening to my comments.

Respectfully ~

Alan MacMillan
18 Story St.
Rockport, MA 01966

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