

Harborlight Community Partners
Providing Homes & Community Support

January 26, 2015

Ms. Emilie Cademartori
Zoning Board of Appeals
Conservation Commission
Wenham Town Hall
138 Main St.
Wenham MA 01984

RE: IRWA Letter January 16, 2015

Ms. Cademartori,

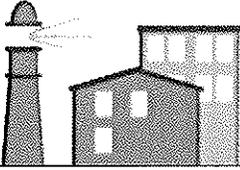
I am writing today to affirm and respond to the letter sent by Mr. Wayne Castonguay and the Ipswich River Watershed Association (IRWA). We appreciated the letter and look forward to partnering with IRWA to care for the Ipswich River and the local environment. We are grateful to learn from and work with a group like IRWA to make sure that the Maple Woods project is designed and operated as well as possible.

As a long serving, local, non profit organization we are committed to the health of our community including the stability of our water supply and the quality of it. The large majority of our staff, board members, residents, and their families live in communities that depend on the Ipswich River. With that in mind we have been talking with IRWA for a number of months to learn what features would be best to consider in an effort to protect water supply and health. A number of items have been suggested including those in the January 16th letter from IRWA. We affirm all the points they have raised and specifically are committing to take the following actions in response to their suggestions:

Water Quantity

- HCP will commit to offset 100% of its water use through minimization and supporting improvements to offset our water use elsewhere in Town as the Town may direct. This may entail a water bank system or direct improvements to Town facilities. For example, HCP would commit to offset the actual designed water usage, which by intent will be as low as possible. If the designed usage is for example projected at 50 gallons per unit per day HCP would commit to offset that amount. HCP will follow the Town's guidance as to how they prefer to implement this system. HCP is also open to discussing setting a goal to offset 200% of water usage with the Town based on the establishment of the offset system and the budget projection to reach this goal.

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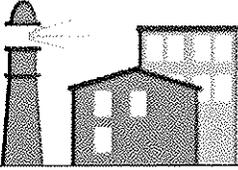
- HCP will use ultra efficient toilets, faucets, and shower heads at Maple Woods.
- HCP will add a grey water system, used to recycle rain water into toilets, into the project specification as an alternate item during the construction bid process. HCP will partner with IRWA to privately raise philanthropic dollars to pay for this system. When that money is raised the system would be added.
 - HCP will install piping in the walls to allow a grey water system to be added when the capital is in place.
- HCP will minimize the Maple Woods production of storm water through site design (e.g. minimization of impervious areas) and infiltrate 100% of its storm water runoff. The current plans account for this commitment.
- HCP will not use irrigation beyond the establishment phase. The landscape plan calls for the use of drought tolerant native species. The plan also calls for limited lawn with the use of a meadow mix instead. Any grass used will be drought tolerant turf grasses such as fescues.

Water Quality

- HCP commits that Maple Woods will adequately treat 100% of its runoff. This is accommodated in the current plans.
- HCP commits not to use synthetic fertilizers or pesticides in the operation of Maple Woods.
- HCP will limit pervious surfaces as much as possible beyond the parking and side walks. The walking path will be made of grass pavers. Parking is currently limited to 110% of unit total.
- HCP will commit to minimize the use of salt and chemical deicers in the operation of Maple Woods.
- HCP has worked to limit the amount of buffer space being used. Maple Woods is entirely outside of the 30 foot no disturb zone. A portion of the building is within the 50 to 100 foot buffer zone. HCP is committed to restricting 1.5 times the amount of land that is to be permanently disturbed in the 50-100 buffer zone and would welcome ongoing conversations with IRWA and the Town as to how best to achieve that in term of location and documentation.
- HCP will commit to provide educational material to new residents as well as ongoing educational material, signage, and supporting receptacles and systems to help residents divert all hazardous materials from the waste stream with a focus on household cleaners and pharmaceuticals.

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- HCP commits to using a very effective and sophisticated wastewater system well beyond the basic title five requirements. The plan is to use a Waterloo Biofilter Treatment System. The Waterloo Biofilter Treatment System is a Secondary Treatment Unit approved by MADEP and has a history of providing excellent effluent quality results. After a discussion with George Heufelder (Director of Barnstable County Department of Health & Environment and Director of the Massachusetts Alternative Septic System Test Center), we believe that our wastewater design is a responsible one and that we are not creating danger to the environment with regard to contamination with pharmaceuticals.
- HCP commits to using a contracted third party to maintain the wastewater and storm water systems. The wastewater system for example will very likely be serviced and maintained quarterly by Clear Water Industries of Ipswich, MA and the results will be submitted to the Wenham Board of Health. This is the arrangement and third party vendor HCP uses now for Firehouse Place in Hamilton.

Harborlight Community Partners is glad to partner with IRWA and the Town of Wenham to establish a robust model of how affordable housing creation and environmental preservation can be done together. We thank you, the Zoning Board of Appeals, and the Conservation Commission for considering the suggestions of IRWA and our planned approach to work with them. If there are other items that we could consider we would be eager to have further conversation.

Best Regards,

A handwritten signature in black ink, appearing to read 'Andrew DeFranza', written over a horizontal line.

Andrew DeFranza
Executive Director

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