



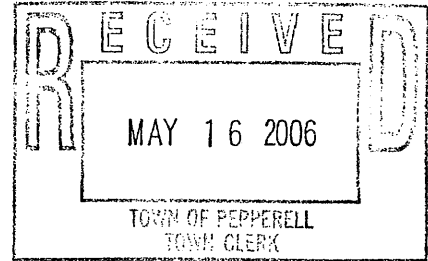
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May 14, 2006

To: Cheryl Lutcza, ZBA Assistant
From: Alan S. Davis, Chief of Police



SUBJECT: ZBA Application No. 06-373

I have reviewed the documents relating to the proposed 40B project known as Bayberry Estates and make the following comments as to the impact on police related services.

First, I must comment that the document lacks sufficient information to make critical decisions relating to any potential impact on police services relating to anticipated increases in traffic, accidents or general calls for services. It is cited under article 5.0 titled PROJECT IMPACT that trip generation data and site and stopping distances will be provided to the Board at a later date when the applicant's traffic consultant completes the report. This information is needed to ensure that routes of travel to this rural site are adequate to handle the increased volume of traffic.

They further state that "no significant impact to the current level of service" is anticipated. I must state that any significant increase to housing within Pepperell has always increased the demand for service on the police department. The police department is currently operating with a reduced staff and has been doing so since 2002 due to fiscal restraints. I do not anticipate a restoration to the current staff level until at least fiscal year 2008.

I also note in reviewing the plans that although it is clearly delineated that the limit of the project is just less than 20 acres and will be limited to forty-four units there is significant contiguous acreage owned Bayberry Enterprise Realty Trust. The layout of a 20' gravel access via Ashley Street indicates to me the possibility that the project could be increased at some later date and be significantly larger than currently proposed. This possibility, along with the absence of current trip data and their explanation for how it will not significantly impact current services leaves me unable to make an affirmative recommendation for the project. If this information becomes available I will kindly review it and make my comments known.

06-373

April 14, 2006

Bayberry Enterprise Realty Trust:
Bayberry Estates
40B-Comprehensive Permit

Ex: Q