

BLATMAN, BOBROWSKI, MEAD & TALERMAN, LLC
730 Main Street, Suite 2B
Millis, MA 02054

(508) 376-8400
(508) 376-8440 (FAX)

Jason R. Talerman
jay@bbmatlaw.com

ELECTRONIC MEMORANDUM

TO: SUDBURY ZONING BOARD OF APPEALS
FROM: JASON TALERMAN
RE: VILLAGE AT SUDBURY STATION
DATE: AUGUST 16, 2016

Dear Members of the Board of Appeals:

As you are aware, I have been retained by the Ti-Sales, Inc., which, as you know, owns and operates an industrial business adjacent to the site of the proposed project known as the Village at Sudbury Station (the "Project"). As you are also aware, my client has significant concerns regarding the Project.

Among my client's continuing concerns is a very significant concern regarding storm water management and flooding. As you know, the Project locus is substantially up-gradient from my client's property. Storm water flow down (and perhaps through) the adjacent slope and already causes seasonal flooding on my client's property. As I stated in my prior memorandum to the ZBA and as my client has referenced during hearings, it is vital to examine whether the Project's proposed storm water management system will exacerbate this situation. Moreover, it is imperative that any approved storm water management system correct any deficiencies that presently result in flooding on my client's property.

Notwithstanding these concerns and notwithstanding the ZBA's interest, as expressed at previous meetings, in addressing storm water and drainage issues, we have received no assurances that my client's property will not be adversely impacted by the Project. Indeed, although it was suggested recently that the applicant conduct more in depth on-site studies, including the digging of test holes, it is not apparent that any such work was done. And although my client volunteered to allow the applicant to conduct such analysis, the applicant has not contacted for permission to enter onto the property. Finally, it is worth noting that while the Applicant's representatives have expressed to us that they will demonstrate that their Project will improve existing storm water and flooding issues, we have, to date, received no such assurances.

It is my understanding that the ZBA's final hearing on this matter may be held tomorrow, August 17th. It is my hope and request that the Board factor my client's unresolved concerns in any deliberation and decision in this matter. In the meantime, please do not hesitate to contact me with any questions that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason R. Talerman", with a long horizontal flourish extending to the right.

Cc: K. Tighe