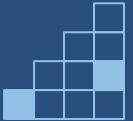


# Articles 38 & 39



Since the 1970s there have been several attempts to develop these particular lots. All attempts have been denied by the town due to the lot characteristics:

- high groundwater
- wetlands
- existing topography of the area which makes surface drainage very challenging

The latest of these development attempts resulted in a protracted lawsuit with the town, in which the town ultimately prevailed.

After years of costly litigation, which restricted prior owners' efforts to build, the town is now attempting to build on these very same lots.

In letter dated February 7, 2000, after review of one of the development proposals, the Board of Health rejected the plans for development of these lots for the following reasons:

- The applicant has not demonstrated that the mounding of the septic systems on these lots would not adversely impact the drainage in the area/or in the area of the abutters
- The applicant has not demonstrated that the soil conditions at the sites could support the proposed systems

## Assessor's GIS Parcel Map



Articles 38 & 39 parcels are outlined in red

Green blotch in middle is "woodlands marsh" wetlands

Light green area is FEMA flood zone (i.e. homeowners would need to purchase flood insurance)

Parcels listed A-F (abutters) have the following issues are all at a higher elevation

- Standing water in yard
- Constant use of sump pumps
- Foundation wall/ floor cracks
- Garage floor replacements



Article 38: Lot 23- South River Lane East





Article 39: Lots 24,25,26- South River Lane East





Article 39: Lots 24,25,26- South River Lane East





Article 39: Lots 24,25,26- South River Lane East

Finance committee **does not** support either article.

The characteristics of these lots, in particular, their being **wetlands with poor soil quality and drainage issues**, have not changed since multiple prior attempts to build were denied and legally fought by the town.

**Please vote NO on Articles 38 and 39.**