

From: Maxine Leichter <[REDACTED]>
Sent: Saturday, April 24, 2021 1:45 PM
To: SSIIInfo
Cc: Peter Grove; Laura Patrick; Peter Luckham
Subject: Up-zoning 114 Swanson Rd.

Regarding up-zoning for 6 units at 114 Swanson Rd.

I recognize that this may be seen as a good location for higher density development. However, please consider the following:

There is a limited amount of groundwater for developments near Ganges and near the ocean (where excessive withdrawals can contaminate the groundwater in the entire area with salt water). We do not know what that limit is. Until we know how much groundwater can be safely extracted, we should save groundwater near Ganges for affordable housing projects.

It should be determined how much additional capacity the sewage treatment plant has and how many lots in the area are yet undeveloped, including the two affordable housing projects planned on Drake Rd. The result of that inquiry should be considered in determining if sewage treatment capacity should be set aside for affordable housing.

This project also faces a challenge in storm water management in that a substantial amount of rainwater can flow through this area. I have seen the ditches filled to the top.

Despite these concerns, if the trustees feel that they want to move this up-zoning along, I suggest that the owner be required to purchase the additional densities. That way the total population of the island is not being increased and density will be moved from outlying areas into the Ganges area. An advertisement for densities that includes a map of the lots on which un-used densities exist could reveal opportunities.