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Cc: Tracy Blais <administrator@newburyma.gov>; Assistant Town Administrator
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Subject: Newbury Heights Concerns

My family and I reside at 3 Central Ct., an abutting property to this proposed project. Myself and others have major concerns about this project. My main concern is with the drainage analysis. I moved into this property in the summer of 2014. When I purchased the property, the septic system was replaced because it failed Title 5 inspection because of age and the high-water table in the area. The new leech field was raised so that it would meet the Title 5 newer standards. After just 3 years on the new system, I started smelling sewerage and noticed water coming out of the leech field inspection ports. At that point the leech field had failed once again and needed replacing. Why did my leech field fail prematurely? Is it due to the soils and drainage in the area?

I also have a well on the property which at times ground water, under pressure, comes out of the top of the well casing. In these proposed plans, I do not see my well depicted in any of the plans. Are the developers aware of my well location?

Since I have lived here, my yard has pooled annually as well as the hydrologic connection that is between my property and 34 Central St. On the Drainage Analysis presented with the application my property falls in zone 256A and 421B. On page 79 of the pdf (Page 14 of Custom Soil Resource Report) It shows in the properties and qualities section that the Drainage Class is Moderately well drained and there is no flooding or ponding. I have numerous pictures from various years that shows flooding and ponding with the areas adjacent to and in connection to the current hydrologic flow path.

By mostly removing mature wooded forested vegetation and altering the existing elevation, there is the concern of adding additional flow of water to this low lying area adjacent to my property.

I have attached some pictures of what my yard and the hydrologic connection looks like that I took this weekend 4/12/25. (Hydrologic Connection images 183936 and 183944)

Regards,
Antonino Scuderi
3 Central Ct.
Byfield







