

DESCHENES & FARRELL, P.C.

Attorneys at Law
515 Groton Road, Suite 204
Westford, MA 01886
Telephone: (978) 496-1177
Facsimile: (978) 577-6462

Douglas C. Deschenes
Kathryn Lorah Farrell
*Melissa E. Robbins**

**Admitted in MA and NH*

October 19, 2020

Newbury Zoning Board of Appeals
12 Kent Way
Byfield, MA 01922

**Re: The Villages at Cricket Lane, 55R Pearson Drive
Responses to Comments/Questions**

Dear Members of the Board,

Please recall, this office represents Cricket Lane Development, LLC, Walter Eriksen, Manager, (hereinafter the “Applicant”), regarding the proposed 40B development referenced above (hereinafter the “Project”). During the last hearing, a number of comments were made accusing my client of misrepresentation including falsifying information with regard to its Site Eligibility Application, and more specifically, the information provided in support of the Sustainable Development Principles. This is patently untrue. Please make this written response part of the hearing record.

First, let me point out that it is the Massachusetts Housing Finance Agency (hereinafter “MassHousing”) which determines, after consideration of the Application and the Town’s input, whether the Project meets the Sustainable Development Principles. In granting the Site Eligibility Letter for the Project, MassHousing concluded that the information provided as part of the Cricket Lane Development, LLC Application was valid and that the Project did adequately address the Sustainable Development Principles.

Second, below please find the information used by Cricket Lane as a basis for its Application.

Regarding Surrounding Land Use/Amenities, the following was provided in the Application. Please note, I have added the specific destination referred to for each category.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation	Destination
Shopping Facilities	1.6 miles	No	BGS Variety
Schools	1.8 miles	No	Triton Regional High School
Government Offices	1.8 miles	No	Town Offices, Kent Street
Multi-family homes	2	No	
Public Safety Facilities	1.0 miles	No	Byfield Fire Department
Office Industrial Uses	1.8 miles	No	Kent Street Offices
Conservation Lane	Adjacent		Mary Burns Conservation
Recreational Facilities	.8 miles	No	Manter Fields
Houses of Worship	1.7 miles	No	Byfield Parish Church

Regarding public transportation, the following was the basis for the Application information regarding public transportation. Please note, most of it was obtained directly from the Town's website.

Transportation Options for Newbury Residents:

- Pilot Transportation Program (taken from the Town website)

CareRide is a **new approach** to non-emergency medical transportation, offered by Elder Services of the Merrimack Valley, Inc. for anyone 65 plus who resides in the Greater Lowell area. This transportation service will be offered in the communities of **Billerica, Chelmsford, Dracut, Dunstable, Lowell, Tewksbury, Tyngsboro and Westford**. CareRide is an On-Demand transportation service to be used for medical appointments when no other transportation options are available. The program uses an Uber platform with Lyft and special handicap vans for service.

The program is referral-based. All Referrals for CareRide services will be processed by the Program Coordinator.

Cost

The cost per ride for Seniors is \$4.00, regardless of the destination. Non-emergency medical appointments to Boston are available.

For more information

To make a referral or for more information contact Alexandra Luciano, CareRide Program Coordinator at 978-651-3118 or aluciano@esmv.org or contact Justin Jordan, CareRide Program Manager at 978-946-1279 or JJordan@esmv.org.

Home » Departments » Council on Aging

Transportation

- **Medical Transportation – (taken from the Town website)**

N.E.E.T. (Northern Essex Elder Transport) is a regionally based volunteer medical transportation program for elders providing curbside to curbside service. A rider must be self-ambulatory and while walkers are acceptable, wheelchairs are not unless the client has a companion who can handle the chair and the transfers. Those wishing a ride are requested to call the C.O.A. Office at least two days prior (and earlier for Boston transportation). Mileage is reimbursed to the driver at a rate of \$.43/mile and donations to equal that are requested. All scheduling is done through the C.O.A. Office.

- **C.O.A. Van (taken from the Town website)**

The C.O.A. Van is available for Tuesday Morning Grocery Shopping and Errands. Pick-ups begin at 9:00 to go to local stores. Call the C.O.A. office by Monday to reserve a seat. All riders must be self-ambulatory. Helpers for the visually impaired welcomed. \$3 donation is suggested.

Recreational/education trips are generally planned each month. Details are outlined in the monthly Newsletter or by calling the C.O.A. office. Cost varies.

- **Ring & Ride (The Merrimack Valley Regional Transit Authority) (Taken from the Town website)**

Ring & Ride is a curb-to-curb transportation service for the residents of Boxford, Georgetown, Groveland, Newbury/Byfield and West Newbury. The Merrimack Valley Regional Transit Authority provides this service through its operating company using wheelchair lift-equipped MVRTA vehicles.

This service allows residents to commute anywhere in Amesbury, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Methuen, Newbury/Byfield, Newburyport, North Andover and West Newbury, as well as to the Rowley Train Station and the Market Basket in Rowley

For residents of Newbury, Ring & Ride operates Weekdays 8:00 am-5:00 pm and Saturdays 12:00 pm-6:00 pm.

Reservations must be made by calling (978) 469-6878 option 3 between 8:00 am and 4:30 pm Monday through Friday and at least one day prior to services. You should be prepared to provide Your Name, Your Home, Work, or Cell Phone Number, Your Exact Street Address and Requested Appointment Time and Your Exact Drop Off Location and if You Need a Return Trip, the Return Information.

The Ring & Ride Fare Rates Per One Way Trip is approximately \$2.00.

To cancel a reservation, you must call at least one-hour prior to the start of your thirty-minute pick-up window, weekdays between 7:00 am and 5:00 pm. You may also cancel your trip after

hours weekdays, or Saturday or Sunday by leaving a message on the voicemail. Please call (978) 469-6878 option 3.

- **Train or bus service to Boston**

Train or bus service to Boston is available in Newburyport. Transportation to Newburyport can be facilitated using the services mentioned above.

- **Private Transportation**

Transportation is also available with Uber, Lyft or taxi services to residents of Newbury.

In closing, please accept this information as part of the hearing record in response to the claims by both opponents to the Project and some Board members indicating that the Applicant misrepresented information in its Site Eligibility Letter, specifically relative to the Sustainable Development Principles. My client and I are more than willing to discuss the validity of this information and its source should the Board so desire.

Thank You for your time and consideration.

Sincerely,
Deschenes & Farrell, P.C.

Douglas C. Deschenes