

Tom Quinn
30 Christian Hill Rd, Amherst
Resident within 500' of Transformations Proposal
7/24/25

Disclaimer

My name is Tom Quinn. I am the author of this letter that **will discuss my concerns relating to storm water management relating to the Jacobson/Transformations project.** It is necessary to be clear that this letter, and the comments/positions contained within, are my personal opinions as a citizen and neighbor of this project, not as a member of the Planning Board. I have recused myself from the Transformations case and will not participate in Board discussions or deliberations. As the comments made herein are my own, they in no way represent the views or opinions of other Planning Board members or the Board as a whole. No current Board members or alternates were consulted in the writing of this white paper. Lastly, any comments contained herein are specific to the Transformation proposal and are not intended to opine about any other current or future applications before the Board.

Storm Water Concerns

In my last letter to the Board in late February, I tackled the question as to whether or not the Transformations adhered to the Amherst Zoning ordinance relating to PRDs. The conclusion in that letter that the answer was "No" and that this project really appears to be a traditional subdivision cloaked in a PRD so as to get the best aspects of each development type.

This letter is written to impress upon the Board that there should also be very real concerns related to storm water management, especially during what would be a lengthy phased construction period.

As some may be aware, a new build home is being built on an existing lot of record at or near #41 Christian Hill Rd. This home is being built on the uphill side of the street much like a large number of proposed homes at the Jacobson site. Given the uphill nature of the site, extensive excavation was required to make the site buildable. Excavation started last fall and excavation activities continue to the present date. This should impress on the reader the scale of excavation work required to build a home on an uphill site.

This spring was rainy. Extensive erosion occurred on this site despite protective measures being in place. Dirty and silt laden storm water runoff traveled thousands of feet down gradient, went over my property and that of my neighbors and ultimately ended up in Great Meadow untreated. Despite some corrective actions taken, the problem remains to this day albeit somewhat improved from its worst state.

This problem occurred on a single construction lot utilizing traditional BMPs. (silt fencing, silt sock, riprap construction entrance) Can you imagine the difficulties containing and treating runoff from 30-40 lots, close to 20 acres of cleared area and well over 10 construction entrances? Having worked in the sand and gravel business for many years, I can say with certainty that it is extremely difficult to slow down and contain storm water flows on sloping excavation sites. It is equally difficult to stabilize these slopes both during excavation and when excavation is complete. It is my opinion that it is more likely than not that untreated dirty runoff from excavation activities will escape the Transformations site, if the proposal is approved, and end up in the sensitive Great Meadow wetland area. **Pictures of the runoff problem at the site up the road are on the next page for reference.**

Storm Water Runoff in area of #41 Christian Hill Rd Construction Site
(May 2025 – approx 1500' from Transformations site, one house lot)



Looking up CHR at site



Looking down CHR at site



Dirty runoff between 28/30 CHR



Dirty runoff out to Great Meadow