

**From:** [Jean Anderson](#)  
**To:** [Krystal DosSantos](#)  
**Subject:** Public Comments on Greenbriar II  
**Date:** Friday, April 16, 2021 4:18:15 PM

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Our concerns regarding this project are as follows:

1) Traffic. We are concerned about the impact that traffic will have on Cole street, Luther's Corners, County Street and Fall River Avenue. The ZBA should not grant the requested waiver for a traffic study. Although the 400 Greenbriar parking places will be less than the 780 parking that had existed for the theater, much of the traffic generated by the proposed project would occur during peak traffic commuting times. Most of the traffic generated by the former theater occurred during off peak hours. Traffic at Luther's Corners is already horrendous.

Reducing the size of parking spaces will likely result in damage to cars from opening doors. Large SUVs are more common today than when existing requirements were established.

2) Wetlands. It is important that the project does not adversely impact the wetlands that exist on the property. All requested exemptions to Town wetlands bylaws should be rejected.

3) Vernal Pools. To our knowledge there exists at least one certified vernal pool on the property but others likely exist. The potential for additional vernal pools should be evaluated by a wetland biologist before any project plans are approved. Vernal pools are active during the springtime so this should be done immediately.

The ZBA should not grant the waiver to eliminate the 100 ft. vernal pool boundary required by Town bylaws.

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