

**Protect our environment.
Preserve our health and peace.
Stop corporate welfare for developers.**



CIVIL ACTION: VERSION 2.0



Plea to City of Woburn ZBA

Richard Longland

May 23, 2012

Quick Overview

- Past communications and documents
- Missing data for public review
- Lack of studies for decision support
- Environmental impact
- Request for action



Relevant Documents

- Past letters and emails of complaint from residents;
- Additional building conditions to protect citizens;
- Proposed oath bylaw for 40B permitting process;
- This presentation.



Data for Decision Support

- Citizens' complaints before 2012 are not in City Solicitor files.
- No current land zoning data from MPAC to establish 40B compliance (6-8 years old), MPAC disclaimers explain data omissions in memo to City Planner in 2006;
- No impact studies for traffic, environmental, human health, geophysical (hydrological and hydraulic);
- Sworn testimonies and affidavits from proposed developers.



North Woburn Water

- Water supply is already over-stretched;
- Capacity, reliability, susceptibility;
- Water dept. does a good job, but infrastructure is old and decrepit.



February 19-21 2012:

SIXTY HOURS OF UNUSABLE WATER

Vernal Pools and Springs

- Aquifer feeds watershed and sub-watershed and Aberjona, possibly others;
- CMR 310 22.xx protects water systems that feed habitats and humans; 40B overrides laws and neighborhood concern – at this stage anyway!



Note: *Under Gov. Patrick, DEP has lost 30% of its work force. 40B projects have flourished. Developers' contributions to his administration as well.*

Traffic Studies

- Speed of traffic at peak hours not broken out;
- Rte 38 already “maxed out” with 25 ton max;
- Actual photo of Rte 38 sign, (same sign north and south is posted);
- Recent study is flawed: counts done in ideal conditions (no emergency, flooding, snow, etc.).



Environmental Damages

- Unintended consequences;
- Water flow disruption;
- Animal displacement;
- Habitat destruction;
- Affect on humans.



Protected Wildlife

- Raptors: turkey vultures, falcons, several species of hawks;
- Occasional endangered species of eagles, e.g., bald eagles;
- Others not studied or documented – especially insects, rats, raccoons, coyotes.



Support the Majority

- **Stop 40B** corporate welfare for developers. It causes pain and suffering for hundreds of families and thousands of commuters;
- **Fix** the City's information system(s) supporting the citizens of Woburn.
- **Use 2012** (current and accurate) data to make decisions that affect *and* favor people's peace in this town;
- **Stop** the quarry in north Woburn.



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