



Allenstown Sewer Commission

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Allenstown, NH 03275
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August 27, 2020

Michael O'Meara, Chair
Pembroke Planning Board
16 School Street
Allenstown, NH 03278

Re: Lots at 25 Canal/China Mill
Site Plan Application; Case #03-2020
Map 111, Lot 3 at 25 Canal Street

Dear Chairman O'Meara and Board Members:

I write on behalf of the Allenstown Sewer Commission regarding the above referenced redevelopment. As I expressed at the August 5 hearing, the Sewer Commission is excited about this development and looks forward to working with the developer, its professionals, and town staff as the site plan application moves forward.

In addition to the traffic and safety concerns that I have previously raised, the Commission is concerned about the proximity of the property to the Wastewater Treatment Plant. As we all know, unpleasant odors are an unfortunate reality at wastewater treatment plants. These odors often cause neighbors to complain, particularly during the warmer months of the year. While the Commission does everything possible to control these odors, they cannot be entirely prevented. Because the proposed redevelopment abuts the WWTP, those occupants are likely to be the most affected by these odors.

Attorney Cronin indicated that these apartments are going to rent at a premium rate. The apartments are large with many windows and are equipped with granite counters and stainless steel appliances. The property will offer a game room, a movie theater, a fitness room, and a putting green, with the target renters being young professionals and empty nesters looking to downsize. Occupants who are paying "premium" rents for luxury apartments are unlikely to welcome the odors associated with the WWTP when they open their windows or sit outside.

Our attorney notes that in similar situations other towns have required a notice to be recorded at the registry indicating the proximity of the property to the WWTP so that potential buyers/renters are aware of the possible impacts. The Commission asks that the Planning Board impose such a condition of approval in the event it approves this

project. We will be happy to bear the cost of working with the developer to prepare and record such a notice. Obviously, we do not wish to impede the developer's ability to rent these units; however, we also do not wish to receive complaints of odors on a daily basis when there is no way to entirely prevent those odors.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Backman".

Jeffrey Backman, Superintendent