

## Item 8 - Correspondence

**From:** [Michael McGonnigal](#)  
**To:** [MCP-Chair](#)  
**Subject:** Concerning Item 8 on June 13 Agenda  
**Date:** Tuesday, June 11, 2024 6:45:56 PM

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### Item 8 – Planning Board Meeting of 13 June 2024

#### Comments Concerning the Proposed Development at 3100 Fairland Road

My name is Michael McGonnigal. My wife, Grace, and I have lived in our home at 3113 Memory Lane since November of 1994. Our property lies immediately to the north of the parcel at 3100 Fairland Road. In a letter we sent to the Board last September, we expressed our disapproval of the proposed development.

Our basement floods from time to time whenever there is a heavy rainstorm. This problem was much worse during the first 10 years we owned our home, but it has not completely gone away. The stormwater clearly is coming from Fairland Road. As the contour map on Page 12 of the Report shows, our home and the other homes along Memory Lane lie 24 feet or more below the elevation of Fairland Road. When it rains, we get hit.

My wife and I fear that if the property at 3100 Fairland Road is further developed, we could suffer serious chronic flooding. The concerns we expressed in our letter of September 5 were dismissed out of hand by the author of the report. This position is based on a false premise.

On Page 11 of the report, the author incorrectly states that “[t]he Property does not slope downward toward 3113 Memory Lane, it slopes upward. As such, there would be no drainage impact to 3113 Memory Lane because stormwater runoff will not flow upward to higher elevations.”

Anyone who had visually inspected the site would know that this statement is wrong. None of our property lies at a higher elevation than the parcel at 3100 Fairland Road. The contour map on Page 12 of the Report confirms what I am saying. The highest point on my property is 310 feet. The lowest point on the property at 3100 Fairland Road is 310 feet, and most of that property lies higher than that.

The map on Page 12 indicates that excess stormwater would end up not on my property, but on that of my friend and neighbor, Prisca Nwalozie, who lives at 3117 Memory Lane. Ms. Nwalozie did not receive any official notification of this meeting or of the proposed development. She only knows about it because I told her about it last week when we were both taking out the recycling.

Later that day, I discussed the report with another friend and neighbor of mine, Victor Parras. Victor and his wife, Katie, live at 3109 Memory Lane. He, too, knew nothing about the

proposed development until I informed him. Victor and Katie told me that they have had serious problems with flooding and have been forced to dig a trench along the side of their home to divert the excess stormwater.

The author of the report speculates on Page 11 that any stormwater problem would be managed by the installation of two micro-bioretenion facilities and four micro-bioretenion planter boxes. I am not convinced.

The only reason that these costly structures are part of the plan is because someone in the development process has recognized that there is a stormwater problem. We do not know how well these facilities will work during a sustained downpour, especially during a season of wet weather. We do not know the capacity of the proposed bioretention systems or what factors went into calculating the needed capacity.

If our concerns about excess stormwater can be adequately addressed, I have no opposition to the development and I wish Ms. Chen and Mr. Shi the best of luck. However, a final vote on this proposal should be delayed until a member of the Planning Board staff with expertise in stormwater management can visit the site in person and discuss our legitimate reservations with my wife and I, as well as with our neighbors.

Thank you.

Michael McGonnigal