Crate, Kelly

Subject: FW: Meeting tonight

From: Bruce Williamson [mailto:Bruce@domusbuilt.com]
Sent: Monday, September 12, 2016 4:36 PM
To: Brooks, David
Subject: Meeting tonight

Hi David,

I just left a phone message. I wonder whether the Planning Board is aware that homeowners who have lived in Phase 1 have not yet received their final certificates of Occupancy. It's been about 5 years from the date the Temporary C of O was issued for some folks, and at least 3 years for the new townhomes.

I'd also like to be sure the Planning Board knows there is a long list of items that still needs to be taken care of, associated with the issuance of the Final C of O's.

And, I think it would be good for them to know there are at least 2 types of building code violations: The drainage does not meet code (2009 IRC R401.3), and the handrails are not graspable (NFPA 101 - 7.2.2.4.4.6).

I just realized you are likely to be done for the day, except for this evening... Thanks David! Bruce

Crate, Kelly

Subject: FW: phase 2

From: Selma Sanborn [mailto:selsanborn@comcast.net]
Sent: Monday, September 12, 2016 3:06 PM
To: Brooks, David
Subject: phase 2

Hi David

Dick and I are unable to attend the planning board meeting this evening, but would like to at least make a comment or two.

Like most of us, we are not thrilled with the idea of Barry Sullivan building more houses. We feel like they don't even take care of what the have. You are probably not ever up here, but the fields all the way up Moulton Avenue used to be mowed all summer and looked like lovely lawns; a nice entrance to the Hillcrest Acre area. Now they are filled with weeds and whatever grows all summer. We actually call public works and ask to have the edges cut so we could on coming cars at the stop sign. They did finally weed their entrance last week. I know that doesn't sound like much but if even that can't be kept up - what would a whole area look like and how much worse the area down here get?

Also, we have lived here almost 50 years. In that time, Lebanon has not re-done our roads. They are the worst of any in Lebanon. Add the extra traffic from a new development and we will be driving on dirt - in many places are now.

Will the new houses re-affect that?

Again, we also believe they should have to do all they said they would do in phase 1 before they continue.

thank you

Dick and Selma Sanborn

Crate, Kelly

From: Peter E. Fletcher [Peter.E.Fletcher@dartmouth.edu]
Sent: Monday, September 12, 2016 1:51 PM
To: Howard-Heretakis, Margaret
Cc: bruce@domusbuilt.com
Subject: Fwd: Brady Sullivan Public Hearing

Hi there Maggie

Unfortunately, I will not be able to attend the public hearing regarding Phase 2 to prospect hills this evening as I'm traveling.

I was on the board for Prospect Hills for three years. Last year I was voted out by Brady Sullivan as they felt I was difficult to work with.
The truth was that I pointed out (along with Bruce Williamson who is also a home owner and was president of the board at the time; who was also voted out at the same time) the many glaring mistakes Brady Sullivan were doing and refused to fix.

The took more management fees than their contract stated, and refused to give them back. We are seeking legal action against this, as they took more that $10,000 of which they were not entitled to.

The site isn't finished. Homeowners have been constantly lumped with fixing the sewer pump since they moved in, which has run into the 10's of thousands of dollars.
I actually believe the sewer pump was never in full working order when it was handed over to the HOA; and the site was still very much under construction.

The rental units that Brady Sullivan built and maintain are in poor shape. I've spoken with several people who live there who say the building work is of a poor standard (hand rails have been falling off the walls) to electric issues that boarder of being very dangerous, and a lot of the windows don't shut fully so can't be locked.

We continue to see sink holes develop on the site, around houses, on the side walks and in the road. This is due to poor back filling when Brady Sullivan built the site.

Brady Sullivan have continued to skate just above being legal, with homeowners suffer from poor workmanship that Brady Sullivan have brought to the area.

I feel that Phase 2 shouldn't be considered until all the issues have been fixed in Phase 1 and that is completely signed off.
I also believe with the amount of work still outstanding in Phase 1 that no amount of their security bond should be returned or lowered until the work has been completed.

Brady Sullivan have a history of doing questionable work. Recently, they were taken to court about lead paint being removed from a building in Manchester. They didn't have the permits, the company they hired didn't have the correct credentials to perform the work; and worst of all, people were living there while the work was carried out (the story can be found online)
I believe this case is still ongoing.

I strongly request you consider my email, and others who live at Prospect Hills who raise their concerns this evening, that you reject the phase 2 planning permission until such time that phase 1 is completed to a satisfactory standard

Kind regards
Pete Fletcher
10 Cherry Cir, Lebanon

Begin forwarded message:

From: Wilhelm Wanders <wilhelm.wanders@gmail.com>
Date: September 12, 2016 at 1:31:52 PM EDT
To: prospect-hill-lebanon-nh@googlegroups.com
Subject: Re: Brady Sullivan Public Hearing
Reply-To: prospect-hill-lebanon-nh@googlegroups.com

Sorry to send another email regarding this, but I did want to let those of you know who may not be able to attend tonight, that you can send your comments/concerns regarding Brady Sullivan by email this afternoon to Margaret Howard-Heretakis, the associate planner, and she will print out your thoughts and include them in the packet being passed out to the planning board this evening. Her email is:

maggiehh@lebcity.com

Thanks,

Melanie

> On Sep 11, 2016, at 10:07 PM, Wilhelm Wanders <wilhelm.wanders@gmail.com> wrote:
>
> Hello All,
>
> As Pete Moseley mentioned in his email to homeowners, Brady Sullivan will be seeking final approval to build the second phase of the Prospect Hills development at tomorrow's public hearing. This is our chance to voice any concerns (and we know we all have them). A few of us, including Bruce, are going and are hoping that others will find time to support our community and make Brady Sullivan address ongoing issues before they can move forward.
>
> Hope to see you there!
>
> Monday, September 12 at 6:30pm
> 51 North Park Street, Lebanon
>
> Melanie and Wilhelm Wanders

--
You received this message because you are subscribed to the Google Groups "Prospect Hill Lebanon NH" group.
To unsubscribe from this group and stop receiving emails from it, send an email to prospect-hill-

lebanon-nh+unsubscribe@googlegroups.com.
For more options, visit https://groups.google.com/d/optout.

Crate, Kelly

From: Melanie Wanders [melanie.wanders@gmail.com]
Sent: Monday, September 12, 2016 1:28 PM
To: Howard-Heretakis, Margaret
Subject: Tonight's planning board meeting

Dear Planning Board Members,

It is my hope that after hearing the concerns of our community that you will deny, or at least postpone approval for Brady Sullivan to continue building Phase 2 of the Prospect Hills project until they address and complete work needed on Phase 1.

Brady Sullivan, it's associates, contractors, and subcontractors, have shown time after time based on telephone conversations, emails, and the current state of Phase 1 of the Prospect Hills development, that their business decisions are based solely on making the most profit while using substandard building materials, under-skilled/unprofessional workers, and complete disregard for the environment. They turn a blind eye to obvious mistakes and when called on to do the right thing, they have repeatedly refused and flexed their corporate muscle knowing that the common, hard working homeowner will not be able to pay for ongoing litigation to make the situation right. This is extremely evident in the ongoing litigation involving Brady Sullivan and it's contractors regarding lead and asbestos in other areas of the state.

Aside from the problems many home owners have experienced including a failing sewer system in constant need of repair, large sink holes and poor drainage around the foundations of their homes due to poor excavation, we have personally battled with windows that barely open and close and were installed incorrectly, a protruding hump in our floor that runs through the center of our house (for which I was told to "walk around" or "throw a rug over,"), among other things. And while these items do matter, what I think the board will find most compelling in our argument against granting approval for Phase 2, is the dilapidated look of a development that is literally falling apart after just a few years. Below, please find images of the community mail house with it's rotting and warped wood and peeling paint, crumbling curbs, electrical boxes that I witnessed being backed into by a contractor, then left askew, drainage pipes still wrapped around the poured concrete of street lights, sinkholes in the sidewalk, and two sidewalk dead-ends, so that it is impossible for pedestrians to walk from the top of the development to the bottom without walking on the street. A disabled person would not be able to use this sidewalk. I'm sure Brady Sullivan will note that they are no longer the management company for this development and therefore no longer responsible for making things right. This shows the nature of Brady Sullivan's business practices, its mismanagement, and lack of pride and respect for their work.

The city of Lebanon, as well as current and future residents, deserve better then Brady Sullivan.

Thank you,

Melanie Wanders

Dilapidated mailhouse

Dilapidated mailhouse

Siding/trim missing from a number of townhomes

Crumbling curbs

Street lights with drainage pipes still attached

Dented, askew electrical boxes throughout the property

CHERRY

The sidewalk ends abruptly on both sides of the street

Crate, Kelly

From: Dean Sorenson [deansorenson@comcast.net]
Sent: Wednesday, September 14, 2016 8:16 AM
To: Howard-Heretakis, Margaret
Subject: Prospect Hill Planning Board Letter

(Return Reply Receipt Acknowledged requested)

Please enter this email into the public record.

Dear David Brooks and Lebanon Planning Board Members

I am writing in regard to the Brady Sullivan Properties Prospect Street Site Plan time extension under review by the board.

There is a case to be made for this City to change the thought process for the seemingly automatic granting of time extension for any project larger than say a few homes or modest total square feet.

My recommendation to the board is 1) manage the City sewer and water resources that are being reserved for the approved projects, 2) restrict extensions of time to projects that are code compliant and actually working to construct to the original plan, and 3) make detreminatIon that the original impact studies; such as fiscal, traffic, water and sewer, and others are still valid.

For managing resources. I propose that the City take an inventory of how much capacity of water and sewer each approved project that is not yet complete. A list of sorts, ordered in priority of capacity allocation and amount of capacity allotted would work to then calculate a running tally of capacity remaining to our systems. Once the plan is approved, the capacity is held for that project for the period of permit. In this way the amount of capacity remaining for any new project coming before the board is available by looking at the Capacity Allocation List held and maintained by the City.

Secondly, for Prospect Street, this plan should only be extended if it is in actuality a live and working project. Given the Planning Board find an absence of progress on the project over the time it had available to construct, I maintain the project is not one that should benefit from extension.

Being diligent in granting a Site Plan time extension will cause the City to do better planning. Some of the projects seeking extension then will require a new and fresh site plan review, as so may be determined by the board. This will bring forward benefits to the City in multiple ways. First, the project will loose its high on list priority reservation of water and sewer capacity unless it is in actuality a project underway in construction. This will free up capacity for other projects that are otherwise ready to construct. Second, the project will undergo a fresh review with a focus on Master Plan, community input and site plan review that includes any new regulatory requirements. Third, we refresh our understanding of the project impact on the current City in its present condition.

In summary:

1. Approve the extension only if the project is a working and under construction and current with code and inspections. Validation of original impact studies should be accomplished to assure conclusions are still favorable to the project. If project does not meet this criteria, the time extension should not be granted and the project can resubmit for site plan review.

2. Obtain the list of approved projects in order of priority of claim on City sewer and water resources, with amount of allocation of those resources and running tally of amount of each resource remaining. Verify resources are still in reserve,.
3. Manage City resources such that new projects can reserve sewer and water resources so long as they are available or will be provided for.

Thank you in advance for your consideration of this recommendation.

Sincerely,
Dean Sorenson
97 Wellington Circle
Lebanon, NH 03766

~~ Dean Sorenson ~~
Lebanon, NH
Sent from my iPad

Crate, Kelly

From: Catherine Patch [catherineapatch@gmail.com]
Sent: Thursday, September 15, 2016 4:53 PM
To: Howard-Heretakis, Margaret
Subject: Brady Sullivan concerns

Dear Ms. Howard-Heretakis,

I am a home owner in the Brady Sullivan development, Prospect Hills. I am also a lifelong resident of Lebanon, with my family living in Lebanon since before the USA was a country. I love Lebanon and although I am not against the next phase in Brady Sullivan's development, I am against rich developers trying to take advantage of Lebanon people. I missed the meeting on Monday but was happy to hear that the city has postponed a decision. I would like the city to hold all the money in escrow until the very end of the project. I would also like to see the following concerns addressed before they consider this phase of the project done.

-My neighbors sink holes and house concerns get fixed.
-The sidewalk holes get filled in, this should go without saying, but paid for by Brady Sullivan.
-All of the condo's get sold as intended as Brady Sullivan is using them to have the majority of the vote and I am not living in the type of community I was promised. They are using their weight to not allow certain people who have volunteered to help our community and did a great job doing so, on the board. It should also be in Phase 2 that all units must be sold within (1?) year of building them so this doesn't happen again.
-The knotweed is taken care of in the common area and paid for by Brady Sullivan
- The $10,000 in extra management fees they took from us (as the designated managers because their votes count more then the homeowners) returned to our rainy day fund.
-The pump replaced, as I moved in assuming that it was brand new or that it would be Brady Sullivan's funds would fix the pump until the project was completed and then they stole money from our account (as they have

the majority of the vote so they can do anything) to pay to fix this failing old pump. So currently our rainy day fund that we all contributed to is drained.
-The money saved for the recreational amenity (instead of the walking path which was a giant disaster because they didn't put in the walking path first and then offered us a fraction of the value of it.) be used on a recreational amenity so they don't steal it.

Thanks, Catherine Patch
91 Mountain View Drive, Lebanon, NH