



DELIVERY VIA EMAIL

July 23, 2024

Council President Elizabeth Kazinskas
City of Gardner
City Hall, 95 Pleasant Street, Room 121
Gardner, Massachusetts 01440

Dear Madam President and Honorable Councilors:

It is a pleasure to meet and talk with the City of Council. Thank you for the opportunity to be heard.

Please find attached the presentation that will guide our remarks this evening along with the purchase and sales agreement with GAAMHA, Inc.

As requested by the City Council, we met with the Massachusetts Department of Environmental Protection Central Regional Office in Worcester on Thursday, July 18. The Gardner Assistant City Solicitor, members of the Gardner DPW, including the Director, and the City Engineer were in attendance. Baystate Racing, LLC, was represented by me, VHB, Haley & Aldrich, and Goddard wetland scientists.

We reviewed our concept and proposed site, discussed issues, and answered questions about the project. We discussed the Perley Brook, which flows just off the east side of the site, and the buffer zone around it. As the proposed track is planned for the west side in the uplands, on the other side of the property from the Perley Brook, we have no need to go near the buffer for the Perley Brook. There are no plans for any new structures in that corner of the site. As you know, the site is in the Surface Water Protection Overlay District (SWPOD), with some parts in Zone A. We reviewed the higher level of standards we must achieve.

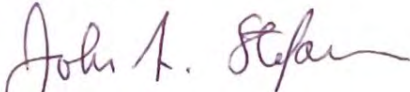
We discussed the use of fertilizers, stating we will only use organic consistent with best practices and regulations. In addition, we discussed our commitment to collect, store, and remove horse manure off site. For example, attached to this letter is a guide from the Massachusetts Department of Agriculture regarding "Horsekeeping & Water Quality: Manure Management for Healthy Horses". We will follow what is outlined by MassDAR on this matter and others to ensure our site and the surrounding land is safe and protected for today and future generations.

The Central Office Director specifically stated that this site will benefit from "top of the line stormwater management." She re-affirmed DEP's assurance to reviewing the project for compliance with all their regulations upon approval from the City to advance the project. She said they look forward to seeing our designs and plans.

We reaffirmed our commitment to working with DEP and implementing top stormwater standards. As we told DEP and the team from Gardner, we have put together a group of highly professional and industry recognized experts in engineering and environmental matters who are committed to using the best practices and latest technology to develop a stormwater system that will protect the area and Gardner's water.

On behalf of Baystate Racing, LLC., we appreciate the ongoing dialogue with you and the City of Gardner. We want to ensure your questions are answered and that the correct information is available for the public. All our documents, including Council packet information, is available for you and the public on our [website](#).

Sincerely,



John A. Stefanini

Attachments

CC: Mayor Michael J. Nicholson
City Clerk Titi Siriphan
Assistant City Solicitor Vincent Pusateri, II