



TOWN OF WAREHAM

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Board of Selectmen

Peter W. Teitelbaum, Chairman
Alan H. Slavin, Clerk
Patrick G. Tropeano
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Anthony R. Scarsciotti, Jr.

Via certified: 7016 2140 0001 0946 2748

June 15, 2017

Rebecca Frawley Wachtel
Director HOME
Department of Housing and Community Development
100 Cambridge Street
Suite 300
Boston, MA 02114

Re: Woodland Cove 40B Proposal/ Project Eligibility Review

Dear Ms. Frawley Wachtel

I write on behalf of the people and the Board of Selectmen of the Town of Wareham Board in relation to the above-referenced affordable housing development project. Please be advised that the Town cannot support this proposal, for the following reasons:

- a) as proposed, the 174 unit project size with most of the units containing multiple bedrooms is simply too large for our town of approximately 22,000 residents to absorb. Furthermore, the proposed buildout of all units within two or three years is too much and too fast for our Town to reasonably accommodate and sustain within our limited public safety, educational and social services resources;
- b) the Town's history with projects greater than 30 units has been substantially negative, with such projects creating additional and unsustainable drains on police, emergency medical services, school resources and fire and water districts;
- c) the Town has carefully hoarded sewer capacity in the hope that remaining capacity can be used to support desperately needed business development and job creation, which capacity would be devoured by a project of this size;

- d) the proposed buildout of 174 units within two or three years is too much and too fast for our Town to reasonably accommodate and sustain within our limited public safety, educational and social services resources;
- e) despite the developer's consideration of resident preference in leasing the proposed units, there is no guarantee units won't be filled by non-residents, and, in fact, the history of other large developments shows that most such new units are filled by non-residents;
- f) typically such large developments are substantially filled by people from cities, where they have become accustomed to social services, readily available public transportation and other resources that are simply not available here in Wareham to the same extent, thus making daily life very challenging for them;
- g) although the Town government is committed to future economic growth and jobs creation, at present we do not have sufficient unfilled jobs to support even the proposed workforce component of the proposed development, and jobs must be available first to break the cycle of poverty for any new residents;
- h) to the extent that any additional housing in Wareham would be needed in the future, workforce housing is not a majority of the proposed units;
- i) the project as proposed would import several hundred new residents whose arrival would severely impact schools, police, EMS, Sewer capacity and fire districts, all public services that we are already severely challenged to provide and sustain due to low land values and resultant low taxation of property;
- j) the proposed location is directly at an already congested intersection whose redesign by MassHighway as part of the Cranberry Highway Improvement Project, with reconstruction scheduled to begin soon, did not include the massive additional amounts of traffic the proposed project would generate;
- k) Cranberry Highway itself is an already very busy and dangerous road, particularly in the summer, and having hundreds of additional vehicles entering and exiting this already congested roadway will likely lead to traffic gridlock and additional deadly accidents;
- l) the proposed project is near an existing neighborhood of several hundred residents whose lives would be dramatically impacted by the size of the development;
- m) the abutting neighborhood at issue was originally developed as a summer community that has transitioned into year-round use, with few upgrades to original sewer, water, gas and electric infrastructure that is already stressed due to year-round use, which would deteriorate even more rapidly should this project go forward at its proposed size;
- n) housing in Wareham is already affordable, as we have single-family homes available for less than \$100,000 as well as over 1,100 highly affordable mobile homes; and

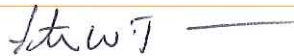
o) although Wareham's housing stock is presently approximately 7.7% affordable and thus we have not yet met our 10% affordable quota pursuant to G.L. c.40B, we are much closer to it than most other local municipalities, as for almost 50 years we have seen significant affordable housing development occur and over that time have sustained the burdens associated with accepting thousands of new non-residents facing significant socio-economic challenges.

This list of reasons in opposition to the proposed project was developed from lengthy consideration of the proposed housing development by the Wareham Board of Selectmen, Town Administration, and most importantly comments received from our citizenry, whether via email, social media commentary or direct commentary to the Board of Selectmen. To date, we have not received any direct formal commentary supporting this project.

Furthermore, the Wareham Board of Selectmen and Town Administration are unwilling to commit any public funding, whether via Community Preservation funds or other means, to support the proposed project.

In closing, thank you for considering our commentary, and, as you review the project within the Department of Housing and Community Development, we hope that you will honor and respect the overwhelming opposition to this project within the Town of Wareham by not offering state funding support.

Very truly yours,



Peter W. Teitelbaum, Esq.
Chairman, Wareham Board of Selectmen

cc: Sen. Marc Pacheco
Rep. Susan Williams Gifford
Chrystal Kornegay, Undersecretary, Office of Housing and Community Development
Chief Ray Goodwin, Onset Fire Dept.
Chief Robert McDuffy, Wareham Fire Dist.
Wareham Board of Selectmen
Derek Sullivan, Town Administrator