

RE: Maritime Haven to the Planning Board for December 13, 2021 Meeting

Dear Planning Board Members;

As the direct abutter to 3 of these proposed lots, I have grave concerns about the following items and would like answers to each question that I will read into the record at the meeting.

1. I strongly object to all waivers on the proposed lots and feel the guidelines set forth in State and local laws are there to protect me and the other neighbors. There is a 5' wide and 130' long Rain Garden proposed, that as I understand, is only a stormwater filtration system which sends stormwater to the wetlands. It is proposed to be built next to my Carriage House that sits on my property line. Eight acres of water, that has flooded the site for over 25 years, usually for days at a time, is going to be redirected to the rain garden which sits on my property line.

What are my options if waivers are granted, the Definitive Plan is approved and my property floods?

Why is a Retention Pond not being considered to keep the water on the subdivision site?

2. One of the proposed homes is next to my \$125,000 Solar Deck Array. How can you consider a plan that proposes a home that could impede my Solar production due to the home location and 35' height?

When will a shade study be performed?

3. We all know the poor condition of Robinwood Rd. and that the added construction vehicles will cause more damage.

When does road mitigation money and a Performance Bond get addressed and what are the stipulations that will be considered?

4. RE: Traffic - Letter dated November 8, 2021 – It was done during the COVID-19 Pandemic and not during the Summer season when traffic is at the highest numbers. It does not reflect the realistic concern that it is supposed to be the reason it is called for – traffic. It did not address the dangerous intersection that has a proposed driveway close to the intersection of Robinwood and Powers Rd. I strongly object to that driveway and suggest the plan be revised to give that lot frontage on the new internal subdivision street, so only one car at a time exits from the subdivision.

Shouldn't safety be a consideration of the Planning Board?

5. RE: Conservation - When does the Tree Warden get to weigh in on the potential destruction of many of the trees that will block the sight of the homes from the road and my property? Conservation flagging was done in February 2020– shouldn't a new study be done when plants/vegetation can be seen? There was a pond filled in on the site that may have been done illegally by the previous owner.

If you approve a Definitive Plan can Conservation override these parts of your approval with their Order of Conditions ?

6. **Why is the Planning Board considering the project without a demolition permit from the Historic Commission first?**

7. **RE: Construction noise.** My master bedroom window is on the boundary side of the project and many of the neighbors are retired and not necessarily early risers. This will greatly disturb our rights to

quiet enjoyment of our properties. Can the Planning Board mandate **Hours of Construction – to 9:00 a.m.– 5:30 pm – Monday – Friday and no Holidays ?**

The neighbors and Sias Point residents, who I have met with several times, have the right to quiet enjoyment of our properties and I am forecasting 2 years of construction related misery if this project gets approved.

There are way too many unanswered questions – I urge the Planning Board to reconsider the viability of this subdivision as it is proposed and ask for reconsideration of a new plan that addresses all of our concerns with less lots and a retention pond and answers to my questions.

Thank you,

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