

Fw: Open Robinwood issues from Marlene Aron

Kenneth Buckland

Mon 1/24/2022 12:35 PM

To: Planning Board <PlanningBoard@wareham.ma.us>;

Cc: Sonia Raposo <sraposo@wareham.ma.us>; Aaron Shaheen <AShaheen@wareham.ma.us>;

for posting

Kenneth Buckland

Director of Planning and Community Development

Town of Wareham

508.291.3100 x 6501

From: Marlene Aron <ma@metrowestcre.com>

Sent: Sunday, January 23, 2022 11:00 AM

To: Kenneth Buckland

Cc: Thomas Donoghue

Subject: Open Robinwood issues from Marlene Aron

Dear Mr. Buckland,

Thank you for answering my previous questions. I feel the Planning Board listens, but I don't get answers.

Here are the questions & concerns that I still have :

1. The proposed driveway onto Robinwood without 115' sight line to its right is near the dangerous intersection of Powers/Robinwood. Shouldn't a new traffic study be warranted? The traffic study that is posted states 115' is required at 20 miles per hour for safety. That lot which is requesting an uplands waiver as well. It should be reconfigured to enter & exit Robinwood Rd. through the Maritime Row road.
2. There are (2) lots, that are not in compliance with the zoning by-laws, requiring not less than 180 degrees of uplands. I am opposed to the requested waiver because Maritime Haven is a very sensitive parcel with many years of historic flooding. Any waiver that is granted and that does not protect the rights of area residents will result in an appeal of the project.
3. Attorney Jonathan Friedmann's letter that is posted dated 12/14/2021, clearly explains that the Planning Board is the responsible Board to address an abutting solar deck. Will this be noted as a deed restriction on lot next to my solar deck, so a 35' height house cannot be built to impede the solar production? I don't trust a Shade Study done by the applicant, as it is a conflict of interest. Will the Town do a Shade Study?
4. What is the proposed easement on Lot 51?
The plan shows the sea wall encroaching on my lot by 13'?

Is that allowed?

5. Construction hours - I have not heard that my requests are being considered. Are they being ignored ?
- 6, 50' revised no touch zone from water - new plan does not address what the Conservation Commission sited as a Wetlands Protection requirement of 4 or more proposed new homes? Why is the newest plan not being revised to show the 50' no touch zone.
7. Atty. Gay's 1/19/2022 is not posted. Only GAF's 1/19/2022 letter is available on line. Gay's letter is referred to twice in GAF's letter to see for additional information.
- 8 Shouldn't Cultec calculations include the driveways and not just 2,500 sf runoff from the roofs?
9. Is the catch basin by the road for drainage ? Why isn't it on the new plan ? Robinwood Rd. water drains into this catch basin when it rains as I saw on 12/25/2021.
10. Are there street lights on the new proposed street ?
11. Conservation confirmed that the Bull Frog Pond existed in 2009 and then did not in 2011 - when does the illegal filing in of the Bull Frog Pond get addressed? Does the applicant have to replicate the Pond ?
12. How can the Planning Board consider approving a plan that may not be compliant with Chapter 187 / Section 5 as brought to their attention by Mr. Rowley ?

Thank you,

Marlene Aron



Marlene Aron

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