

Doreen Adams
4 Wishbone Way
West Wareham, 02576

Planning Board Members
Conservation Commission Members
54 Marion Road
Wareham, MA 02571
RE: 15-23 Sarajon Realty LLC, "Hidden Trails"

January 5, 2024

Dear Members of Planning Board and Conservation Commission,

I am writing to all members of the Planning Board and Conservation Commission of the Town of Wareham and to anyone with serious concerns as I have re: the very deep impact of the cluster home Project Development referred to as "Hidden Trails" off Country Road.

FIFTY-SIX HOMES IS A CITY being added into an already existing neighborhood, an already existing town.

The Town of Wareham's website shows the proposed home development ONLY as a CONVENTIONAL DEVELOPMENT and not as the true proposed CLUSTER DEVELOPMENT. In addition, this project development is not an "affordable housing" development.

On November 13, I attended a Planning Board meeting at which the cluster development owner stated that he would conduct a "walk" of the proposed site. On November 15, I visited the town hall Planning Board Room and was told that the walk was being conducted that day. There was no walk planned for Thanksgiving as I had been told.

At that meeting on November 13, I had mentioned briefly to the land owner/developer that trees be planted between Wishbone Way and any proposed road RE: "Hidden Trails." I propose now that NO ROAD be made between 500 County Rd and Wishbone Way. There is no room for an acceptable road to be built between 500 County Rd and Wishbone Way.

TRAFFIC. There will be a projected 134 residents, of whom 18 will be school-aged children. Therefore, there will be approximately 116 vehicles entering County Rd at least twice/day A TOTAL at least 232 vehicles ENTERING AND EXITING County Road ALONGSIDE WISHBONE WAY EVERY DAY. I do not consider the space between 500 Country Road and Wishbone Way to be a road consideration. Others have studied the proposed plans and no one considers the proposed road to be a legitimate, acceptable means of travel. At least two good sized roads are needed to carry the traffic in order to minimize any serious impact. The developer and owner will experience no negative impact from this project.

PROPER DRAINAGE. The houses must have adequate drainage for heavy rainfall and proper leeching fields. The Conservation Commission/Department will need to explain the leeching process. Those of us with wells would like to discuss the eventual impact on our wells and on the pond from excavation, the eventual grand disturbance of the topography due to the septic systems and fertilizer poisoning from lawn care from this new city being torn into open land.

FUTURE PHASES OF THIS HUGE PARCEL OF LAND. What will be the actual "DEEDED RESTRICTION" on the lots: Is it PERPETUALLY forever - RESTRICTED FOREVER or will there be a next round of building in the "open spaces?" What is the amount of Open Space owned in common?

WILD ANIMALS, their families and their homes will be greatly disrupted should this land be torn up, trees taken down, uprooted. I see the enormous disruption as needless. There certainly are more fitting landscapes to tear into causing less issues, less chaos to already existing lives. You will be disturbing animal families who have called this area home for nearly 10 years.

In comparison to other towns' developments, e.g. Marion Estates Village Estates complex in Marion, "Hidden Trails" will be no different: It will bring increased emergency vehicles, increased noise, increased crime, increased traffic, increased confusion, and increased light pollution.

In my opinion, the proposed "Hidden Trails" will prove to have a totally negative impact on the present Wishbone way and County Road neighborhoods. 56: Too many houses. 134: Too many people. All in a small confined area. 120: Too many cars and no acceptable space between 500 County Road and Wishbone Way to even consider a "road."

We do not need another city torn into woods when there is ample, plentiful space available in city neighborhoods to provide affordable homes.

Sincerely,

A handwritten signature in black ink, appearing to read "Doreen Adams", with a long horizontal flourish extending to the right.

Doreen Adams
4 Wishbone Way
West Wareham, MA 02576