

Nancy C. Angus November 1997 Revocable Trust
P.O.Box 270
Buzzards Bay, MA 02532

Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

RE: Application for Special Permit/Variance and Site Plan Review for 238 & 240 Sandwich Rd.
(the "Project") by Frederick C. Mannix, Trustee (the "Applicant")

Dear Board Members,

I am a Trustee of the Nancy C. Angus Revocable Trust which is an abutter to the referenced Project under consideration by your Board. After a review of the plan and comments from neighbors at the initial phase of this hearing, the Trust respectfully opposes the referenced application.

Our concerns are both as an abutter and as members of the community. The Plan is grossly out of scale with the land. Site plan review under the purpose section of Wareham's Zoning Bylaw is undertaken to ensure that a proposed project constitutes a suitable development and will not result in a detriment to the neighborhood. The adverse impacts to abutters and the neighborhood in general of increased traffic, noise, diminished light, light pollution and air quality, safety and quality of life from a project this large in scope on a parcel of this limited size can only result in significant detriments. The proposed Project is a foot that is too big for its shoe.

As a small business owner located just a few feet from this proposed project, I can tell you first hand that both left and right hand turns onto Sandwich Road at this section of road are dangerous. One can only imagine what adding a number of senior residents, their guests, employees and service providers, including trash disposal trucks and emergency vehicles, in and out of this proposed facility will do to further impact traffic safety.

As far as the requested variances are concerned, it is clear that the "hardship" from which relief is sought, is a hardship resulting from the overbuilt design as proposed. Massachusetts law does not support the granting of variances that are issued to remedy hardships caused by the Applicant's own making. If the building is significantly scaled back there is no need for a setback variance. If the main building is significantly scaled back there is no need for a height variance. The need or hardship expressed by Applicant 's counsel to create recreational areas with good

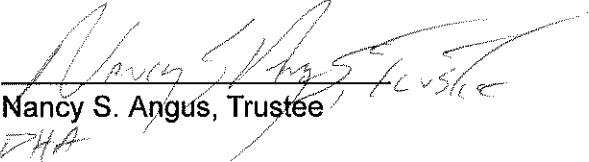
light and good air quality are conditions created only by their choice and the design of this Project.

Sadly, if the variances are granted and this site plan is approved by this Board, these actions by the Board will create substantial noise and light pollution, shadowing of surrounding properties, air quality problems, traffic and safety problems for the abutters, residential and commercial alike.

The terrain of the land and the shape of the land may be limiting factors for what the Applicant may be able to use the property for, however, there are many other economically viable options for the use of the property other than the one proposed, particularly at its current size and design.

Thank you for your consideration of our objections.

Sincerely,


Nancy S. Angus, Trustee
DHA