

87 Fearing Hill Road
West Wareham, MA 02576
March 21, 2024

Mr. Mike King – Planning Board Chair
Planning Board Members
54 Marion Road, MA 02571

Re: 15-23 Sarajon Realty LLC – Special Permit for Cluster Development, Form C and Site Plan Review,
Hidden Trails – off County Road, Wareham, MA

Dear Mr. King and PB members,

As the “Hidden Trails” cluster development winds its way through the Special Permit and Site Plan review process, several additional concerns need to be taken into account. According to the Town of Wareham Zoning By-Laws section 815.3, an environmental impact assessment report is required. I do not see this report on the PB’s site for this project. I also do not see the analysis of trees over 5 inches in diameter at breast height.

This project will definitely have an impact on the neighboring streets especially in the morning and evening hours for those going to work and school. Has a traffic study been conducted?

BioMap clearly illustrates that almost the entire 153 acres of this project is Critical Natural Landscape with the wetlands portion being Core Habitat. It has been stated that a Homeowners Association (HOA) will be in effect for this project. The roads and man-made pond will be private. The management of this property is a critical. The description and plan of how the Common Open Space will be maintained is perpetuity is missing. Pesticide and herbicide use should be minimal and have limitations.

As the plan has changed over time, a breakdown of acreage use should be updated. Pond acreage is 30.5 acres; total site 153 acres. How much is wetlands? How much is upland and developable? Roads and lots?

Thank you for your attention to this impactful project to the Town and the neighborhood.

Sincerely,

Kathleen Pappalardo