

87 Fearing Hill Road
West Wareham, MA 02576
November 8, 2023

Ken Buckland – Director of Planning and Community Development
Mike King – Planning Board Chair
Planning Board Members
54 Marion Road, MA 02571

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

Dear Ken, Mike and members of the Planning Board,

Way back on January 8, 2007, a plan to build 44 single family homes was proposed by Edgewood Development on +/- 140 acres (“The Pond at Fearing Hill”) in this same location as the current “Hidden Trails” is proposed. Since I live on Fearing Hill Road, I went to several of the public meetings to learn more about this project. I still have my notes from the few Conservation Commission and Planning Board hearings that I attended.

When the plan was presented in 2007, the plan was not a cluster as the developers said the long roads to get in to the buildable lots would be too long. There were too many dead ends. That plan had the 44 single family homes scattered through the property and all around the pond. They also said that the pond was groundwater fed and would be “private”. The developer described this project as “low impact”. The chair of the Planning Board (Anthi Frangiadis) questioned how they could call this “low impact”. The developer said they would connect to Town water and have Title 5 septic (but not denitrification septic). The site has numerous wetlands and streams. Another major concern was the slope of the pond. This “pond” is left over from the sand mining operation. Apparently, the industrial sand mining hit groundwater and that is how the “pond” was created. Many folks who grew up around here talk about the property, what’s in the pond, what’s buried on the property, etc. I would be very hesitant to permit residential units on a known industrial site without a major environmental examination. Remember Love Canal in NY or W.R. Grace in Woburn, MA?

I do not know how long those hearings went on for nor the outcome. Due to my career, I was not able to continue attending the meetings in 2006 and 2007. The Town’s web site only goes back to 2015 for Agendas and 2013 for Minutes. I would urge you to investigate the old file(s) to learn more about the site. Also please keep in mind that “previously approved projects” have no bearing on current projects. The two projects are very different as are the zoning bylaws.

I would ask that this letter become part of the permanent file for this project. Thank you for your thoroughness in reviewing all the projects that come before the Planning Board.

Sincerely,
Kathy Pappalardo