

87 Fearing Hill Road  
West Wareham, MA 02576  
May 06, 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 concerns that I had previously written about still need to be taken into account.

According to the Town of Wareham Zoning By-Laws section:

814 Density “The total number of proposed lots in the development shall not exceed the number of lots which could be developed in the underlying zoning district for single family residential development”.

*Based on the acreage of buildable land, how many single-family homes can be built in this R-60 district?*

815.2; 961 “An analysis of the site, including wetlands, slopes....trees over 5 inches DBH and other..”  
*I do not see the analysis of trees over 5 inches in diameter at breast height.*

815.3 “An environmental impact assessment report relating to the proposed plan and a copy of the environmental impact report if otherwise required”.

*An environmental impact assessment (EIA) is commonly described as an assessment of the impact of planned activities on the environment, including impacts on biodiversity, vegetation and ecology, water, and air. An EIA can be seen as a process of identifying, predicting, and evaluating the likely environmental, socioeconomic, cultural and other impacts of a proposed project or development to define mitigation actions—not only to reduce negative impacts but also provide positive contributions to the natural environment and well-being. I do not see this report on the PB’s site for this project*

815.6 “Traffic report describing existing and future traffic patterns within and adjacent to the proposed development”.

*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 “open space” property is a critical for the future. 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? Actual Roads and lots acreages?

Thank you for your attention to this impactful project to the Town and the neighborhood. Adding 56 single family non-age restricted houses to the Town of Wareham will have a major impact on the Town's schools, traffic and services.

Sincerely,

Kathleen Pappalardo