

PLANNING BOARD MEETING 10/18/2021

I am Marlene Aron and live at 32 Robinwood Rd. My husband Robert & I are the northwest abutter with 4 homes & a rain garden proposed along our driveway and property line.

I have many questions & concerns and am interested in hearing about our rights as 30 year residents on Robinwood Rd. & Sias Point previously and the people who will be most adversely affected by this new development.

Here are my concerns:

The density of the project. It does not fit into the existing neighborhood. The street lots seem to have homes 3 to 4 times the size of the neighborhood homes that will be facing them. Is this good planning or can something be done to eliminate the street view eyesores that are proposed ?

The increased traffic on a poorly maintained road. How will more traffic affect the neighborhood's quality of life and safety. My husband & I have lived with major potholes on a road that no one has been able to tell me if it is private or public. Can I get a copy of the Traffic Study ? When was it done – in the winter or summer ? What is the additional projection of traffic during construction for a new road, septic or sewer construction, drainage work, utilities, site work, landscaping, foundation pouring and building the homes for the construction vehicles on a very narrow road with areas of one car width only ? How will flat beds and other vehicles maneuver the road without blocking access for residents, emergency vehicles & fire trucks ? Can time constraints for Maritime Haven construction vehicles be set ? Safety of residents should be the biggest concern as many people walk, jog, ride bicycles (including my husband who is in his 80's), walk dogs, baby carriages and there are no sidewalks.

Public safety must be addressed. More driveways entering directly onto Robinwood will be very problematic, especially the one closest to my property at the intersection of Robinwood, Forest & Powers. It is a challenging intersection already without new driveways. We have one speed limit sign of 20 miles per hour in front of my property facing cars leaving Sias Point. Can we get more signs to let the contractors who will be driving to their job site know the speed limit 20 miles per hour ? Can the Planning Board insist that all driveways use the new proposed road so one car at a time enters Robinwood ?

Can the Planning Board ask for mitigation money for the additional wear & tear of Robinwood Rd.? In Framingham there are infiltration fees for new businesses (I am not sure if developers for homes pay these) to mitigate the expenses of water & sewer pipe replacement. Can we get a new road from the Developers that seem to be able to make a very large profit and leave us with a mess ?

Regarding noise - Can we get an 8:30 a.m. waiver for construction time to begin.? Our master bedroom is located on the property line. Many of us are older or retired and 7:00 a.m. is not when we get up. Are there laws controlling decibel levels & the placement for mechanical equipment such as generators, elevators, HVAC systems placements ?

Will the abutting homes impede the capacity of my \$125,000 solar system that is on the property line.? Its location is not shown on any plans . Will it be facing a 35' high 3 story home ? Is there a study required by the Developer's to address this?

I strongly object to the first waiver regarding a study that will give us more information about the storm water. Will the storm water be contained on site or make my driveway impassible so we will not be able to exit our property ? Or dump water onto Robinwood Rd. so Sias Point residents are stuck when there are heavy downpours. Why a rain garden and not a retaining pond? I am VERY concerned about 8 acres of storm water runoff being directed toward my driveway. Can the developers do a retention pond inside their site ? Speaking of ponds – was the pond next to our home filled in legally by the previous owners? Isn't there a wetlands protection law ? If you check the previous deed, the boundary between the properties is a “guzzle or creek.” During due diligence & a title search this would have come up. Do the developers have documentation about the pond that was full of wildlife? Wetland protection laws are changing all the time due to climate change & rising water – why hasn't conservation chimed in about building in the 100' width set back areas? Is flagging wetlands in the dead of winter (Feb. 12, 2021 – normal) If snow was on the ground how can vegetation be seen ? Do spotted turtles hibernate in the winter ? I have stopped my car as turtles crossed Robinwood.

Can we ask for deed restrictions regarding investors vs. home owners? The world is also changing regarding vacation rentals and because of Covid and online rental sites, investors are buying vacation homes and renting them by the week. Isn't this the same as running a business in a residential zone ? We have already had weekly renters at the former Friary, but not 7 families with all their guests and dogs and parties.

Where are the walking trails that are advertised ? Is the easement to the beach on my bedroom window side ? If yes, can it be moved ?

I oppose letting the developers skirt building sidewalks. This is another safety issue and seems to be a request for financial relief and nothing more.

The waiver regarding trees – I am very concerned about the existing trees that will block the views between the properties and displace wildlife “because in someone's view they are not practical.” I would like to meet the Tree Warden and developers on site to review this before anyone grants a waiver and starts cutting down trees.

I don't fully understand the request for the last waiver, but if it effects draining, I object until the studies that are required per the By-laws have been completed.

As you can see, there are a lot of unanswered questions and I am asking the Planning Board not to approve the Definitive Plan until we have more information especially about the drainage and public safety issues.

I ask the Planning Board to consider less homes, carefully look at the drainage, carefully look at the placement of the homes, consider a replacement of the Pond & a new retention pond, mitigation money from this multi-million dollar development that does nothing to improve the quality of lives of the 100's of families that use Robinwood Rd. as their main access to their homes and not be pressured to making quick decisions until this project is fully vetted to their satisfaction of the Planning Board, as the protectors of the Robinwood area residents quality of life.

I would like to invite the Planning Board to my home at 32 Robinwood Rd. on next Sunday and Monday at 2:00 pm to see more than paper drawers of what the concerns are. Marlene Aron