

Wareham Zoning Board Of Appeals

Reconsideration of Variance for undersized lot as buildable- 0 Squirrel Island Road

6-8-2022

My name is Eric Lintala, I live at 15 Squirrel Island Road, I am an abuter to the Property noted as # 0 Squirrel Island Road (formally Parcel A).

-First and foremost, the lot does not meet the zoning requirement (which is 60,000 sq ft) because of its size which is only 31,433 sq ft. A proposal to build on this same lot was denied in 2019 for this same reason (see map). There was no reason then and there should be no reason now to grant a variance.

-Its a triangular shaped lot at the corner of Fearing Hill Road and Squirrel Island Road, which in itself becomes problematic. Its hazerdous trying to enter squirrel island road from west coming off of fearing hill road having to do a hairpin turn not able to see whats coming from squirrel island road, and then traffic coming east off of fearing hill road is not a typical left turn but a quick vearing off to the left and streight ahead to enter the road. This section of Fearing Hill Road experiences high volume and often speeding traffic (see images corner lot)

-Adding to the congestion at this intersection are daily mail deliveries. All the mail box's for the residence on squirrel island road are at this intersection. As well this is the school bus pick up and drop off of children, where there are any number of cars parked there waiting to pick up and drop of children in the morning and afternoon and the number of children on squirrel Island Road keeps growing.

-In addition the lot is occupied by the existing solar field company on Squirrel Island Road (as well as Eversource), Having no less then Five telephone poles all crowed at the very corner (see pole images).

-Three years ago, when this plan was first proposed, I presented to this board that one new house was being constructed and more were planned that would mean more congestion and more children on the road. Since then three new houses have been built, one more is under construction and at least one or two more are planned. Squirrel Island Road is a dead end street, which draws hikers and dog walkers from neighboring streets because of its somewhat solitude with ponds and cranberry bogs to enjoy.

-Also adding to the congestion and danger, the driveway for lot 1009-1 intersects smack in the middle of the intersection and the drive for lot 1009-2 is less then forty feet away. (see Image)

- The residents on squirrel island road have no problem with homes being built within all the proper zoneing laws..Trying to Shoe Horn in a house at this intersection which does not meet the zoneing requirements affects all the residents, especially the safty to children, therefore this Variance for Reconsiderstion should not be permitted to go forward.

end