

Six Ponds News

April, 1999

An Occasional Publication Of The Six Ponds Improvement Association

SPRING SOCIAL

Sunday, April 25, at 2 pm - Camp Wind in the Pines on West Long Pond Road.

Update on latest issues. Meet the candidates. The speaker will be one of our local State Environmental Police officers. Bring enough desserts for 6 people. Newcomers encouraged to join us and learn more about Six Ponds Association!

Election Saturday May 8

This is a very important election with a number of crucial seats open. Those running from our area are: Board of Selectmen; Eric Drugge of Long Pond Road.

Planning Board; Rebecca Hall. Town Meeting: Barry Meltzer, Kevin Fahey, Dan Sullivan, Christine Hicks, David Maffini and Carl Fletcher. There are three open Town Meeting seats. Another important issue on the ballot is the proposed revised Town Charter as to which we urge a strong **YES** vote. The Charter changes will benefit the Six Ponds area by emphasizing, among other things, long-range planning, open space protection, and removal of conflicts of interest at Town Meeting.

We urge you to get out and support our local candidates; you'll have a chance to meet them at our April 25 Spring Social.

Also, we need contributions of \$\$ to support our local candidates (from 6 Ponds!) and the campaign for the new Charter. Please make checks out to "People for Plymouth P.A.C." and send asap to Diane Callahan, 15 Independence Street, Plymouth, MA 02360. Thank you!

Six Ponds Executive Committee Meetings

Because of the important never-ending number of issues facing our area over the past few years the Executive Committee has been meeting every month. Six Ponders that would like to attend a meeting should call Bill Abbott (224-6629).

Green Company Go-Ahead for 3,000 Acre Development

The Plymouth Planning Board on March 23, 1999 approved the first phase of the Green Company Pine Hills Community, allowing construction to begin on a development that could eventually include over 2,800 "empty-nester" and retirement housing units, 1.3 million square feet of commercial and retail uses, a Marriott Hotel and Conference Center, and four golf courses.

Phase 1a construction will begin this Spring with the construction of a sales office, seven model homes, a golf course, 8,000 feet of roadway, and a water supply system. It is expected that the Greens will return to the Planning Board this summer for approval to build the Marriott complex, 180 additional housing units, a wastewater treatment plant and an additional golf course. The wastewater treatment plant will serve only the commercial center and some 400 homes, leaving some 2,500 housing units on septic systems. The total development is projected to take 12 years to complete.

A number of issues were raised by the community at the Planning Board hearing. Bill Abbott spoke of the need for the Green Company to meet their commitment to donate to the town the 207 acres of the site west of Route 3, and the need to protect that land as open space through conservation restrictions. Larry Rosenblum spoke of the need for the Greens to respond to some thirty-seven comment letters raising environmental and other concerns received by MEPA as part of the State's environmental review process. Roberta Grimes and Planning Board member Loring Tripp spoke of the inadequacy of the developer's road design to meet the intended goal of relieving traffic from Old Sandwich Road, and the likelihood that this historic town road will have to be widened and paved if the developer and town aren't more aggressive about saving it.

Another issue discussed was the plan to move a proposed town fire station from Long Pond Road to the Pine Hills "Village Green" east of Route 3. The Green Company has committed to provide the Town with specific information about the new site on the Village Green not later than when they apply for their next phase special permits.

Concerns about the future of Long Pond Road were heightened recently by town approval of

Green Company (cont.)

a new Home Depot planned for Long Pond Road across from the Transfer Station entrance, and a proposed golf course on town-owned land next to the recently completed Waverly Golf Course. Both these developments, plus the recently completed Plymouth South Middle School, will dramatically increase traffic on Long Pond Road. Home Depot will be making Long Pond Road improvements near Exit 5 to handle increased traffic resulting from their development, and the new golf course developer was asked to update their traffic study to reflect increased traffic from Home Depot, the new Middle School, and other changes in the area.

Water Quality Meeting

The Congress of Lakes and Ponds Association will be holding its Annual Meeting on April 17, 1999 in Craigville on Cape Cod from 9:30 a.m. to 2:30 p.m. COLAP is a vital organization that helps groups like Six Ponds monitor the quality of surface water, they also work to prevent the spread of weeds that are choking off many lakes and ponds.

We have been fortunate so far but we may face this issue sometime in the future as ruinous weeds such as Eurasian Milfoil and Water Chestnut are brought to our waters by trailered boats. At their annual meeting, COLAP will consider forming an eastern chapter to include our area. Six Ponds members are encouraged to attend (call 508-886-2364 or 800-845-2769).

Too Much Land?

Sprawl is increasingly recognized as a serious problem throughout the U.S. and it's impact is felt nowhere more than in Plymouth. The many thousands of acres of undeveloped land in Plymouth that have made it a wonderful place to live have, in some respects, become a burden as low land values have caused a boom in housing development, affecting schools, town services and tax rates. This means many years of vigilance to make sure that the inevitable housing developments that will be coming are done in the best manner for Plymouth.

Under this heading there is mixed news for our Six Ponds area. The bad news, among other things, includes increased traffic passing through our neighborhood to and from south Plymouth, the tremendous impact yet to be felt from the Pine Hills development, the new Ship Pond Road development between Route 3 and Old Sandwich Road and the 1,000 acre "Dreamworld" theme park recently proposed south of us.

Good news includes the dedication to conservation of the 207 acres of land at the intersection of Long Pond and Clark Roads as well as the Green Company's agreement to move the new fire station from the corner of Clark and Long Pond Road to the Pine Hills Village Green.

In the category of really good news: a large amount of land has recently been given by neighbors to the Wildlands Trust of Southeastern Mass (34 acres at Clark Estates, 23 acres at Halfway Pond and 21 acres running a half mile along Long Pond Road); and the new cap on building permits adopted by Town Meeting on April 6, 1999.

Three interesting recent developments that will hopefully have a positive impact.

- The **Master Planning Task Force** was formed to help the town become proactive instead of reactive to the forces of development.
- An **Open Space Preservation Council** was formed by a coalition of open space advocates as an affiliate of the Wildlands Trust of Southeastern Mass. The group meets on second Saturdays at the Library from 10 till noon. Interested Six Ponders are welcome.
- **Rural Center Committee** - The Town formed this Committee to give neighborhoods and associations in rural areas a voice in the character of Plymouth's rural development. Three Six Ponders were appointed to this board: Lois Post, Roberta Grimes, and Steve Fairchild. This Committee has an exciting agenda including reducing density of developments in rural areas, providing representation for rural residents, and expanding our Dark Sky regulations to residential areas.

Six Pond Improvement Association Membership

If you haven't already, please join or renew. Dues are just \$10 per year.

Mail to:
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