

# Six Ponds News

April 2008

(www.sixponds.org)

An Occasional Publication of the Six Ponds Improvement Association, Plymouth Mass.

## How the ROCK Could Put Plymouth on the Map – and Questions We Need to Ask Before We Get There

### Is a small chunk of Hollywood headed to America’s Hometown?

There’s a new rock in town: Plymouth Rock Studios (aka Project Julia, aka Good News Holdings) is proposing to build a “world class” movie studio, complete with an educational campus component, hotel, housing, and retail, on approximately 350 acres of town-owned land in the southwestern-most corner of Plymouth.

The site is part of the much-debated “1000 Acres” off of Bourne Road and Route 25, which was carved up into very small parcels and individually sold off years ago. Most of the land has now become tax-titled land owned by the town.

Proponents of economic development say the site is ripe for some sort of industrial or retail growth because of its proximity to Route 25. But environmentalists point out the land is host to endangered species and stands as one of the last pine barrens in the northeast.

Enter Good News Holdings, a “multimedia entertainment and technology company that creates, acquires, and globally distributes Spiritainment™,” according to its website at www.goodnews Holdings.com. “Spiritainment™ is content that challenges the mind, captures the heart, refreshes the spirit, and pleases God.”

Attracted by recent Massachusetts tax incentives for the film industry and the availability of 1000 acres of undisturbed real estate, GNH newly named Plymouth ROCK Studios (www.plymouthrockstudios.com) has come to Plymouth to pursue the possibility of bringing motion picture and television production to the area, and making it a new industry within the state’s economy. Fans of the project say there’s a lot to be excited about: it’s an environmentally-friendly industry (PRS promises to build the first “green” studio on earth) that will generate tax revenue, create about 2,000 jobs to the region, boost tourism, and maybe even bring movie stars to the sidewalks of our fair town!

But before we Plymouthians trade in our sensible eyewear for a pair of trendy, black wraparound sunglasses, we need to take a closer look at this project and its ramifications on our town. Here are some issues that need examination:

**Tax revenue vs cost of services.** PRS is doing an economic impact study which will estimate the money the studio will generate in tax revenue, and via the “multiplier effect,” with additional tourism and the like. The study is due in April. The town will then hire consultants RKG to do a peer review of the study to examine the economic benefits, and hopefully the cost of services (additional police, fire and infrastructure). Obviously no commitments should be made until the studies are complete.

*(continued on pg. 2)*

## Makepeace Update

The Makepeace project called River Run consists of 1175 homes and 60,000 sq. ft. commercial and is now before the Planning Board for a Special Permit. The traffic estimates have been increased to some 9,344 daily car trips, but Makepeace’s traffic numbers have not yet factored in the potential traffic from the proposed movie studio project at the bottom of Bourne Road.

Plymouth Rock Studio seems to be on a fast track and is being touted as the largest movie studio on the East Coast with 2,000 jobs to be filled. Of very serious concern is the effect of the new interchange at Bourne Road and Route 25 that has been proposed to serve the movie studio. The key question is whether such interchange will become a magnet to attract traffic from the west seeking to cut through to Route 3 by using Bourne Road to Halfway Pond Road and Long Pond Road.

Makepeace has been told to consider the impact of this other mega project and report back to the Planning Board. Meanwhile, to mitigate the traffic impacts, Makepeace is proposing to construct roundabouts at the intersections of Long Pond Road with Clark Road and with Halfway Pond Road and install other traffic calming measures such as raised medians.

It remains to be seen whether the total traffic mitigation program proposed by Makepeace will be up to the task of keeping the Six Ponds local roads from being seized up by traffic gridlock. The Board will continue to follow this matter very closely.

# Long Pond, Little Long Pond, Halfway Pond, Gallows Pond, Round Pond, Bloody Pond

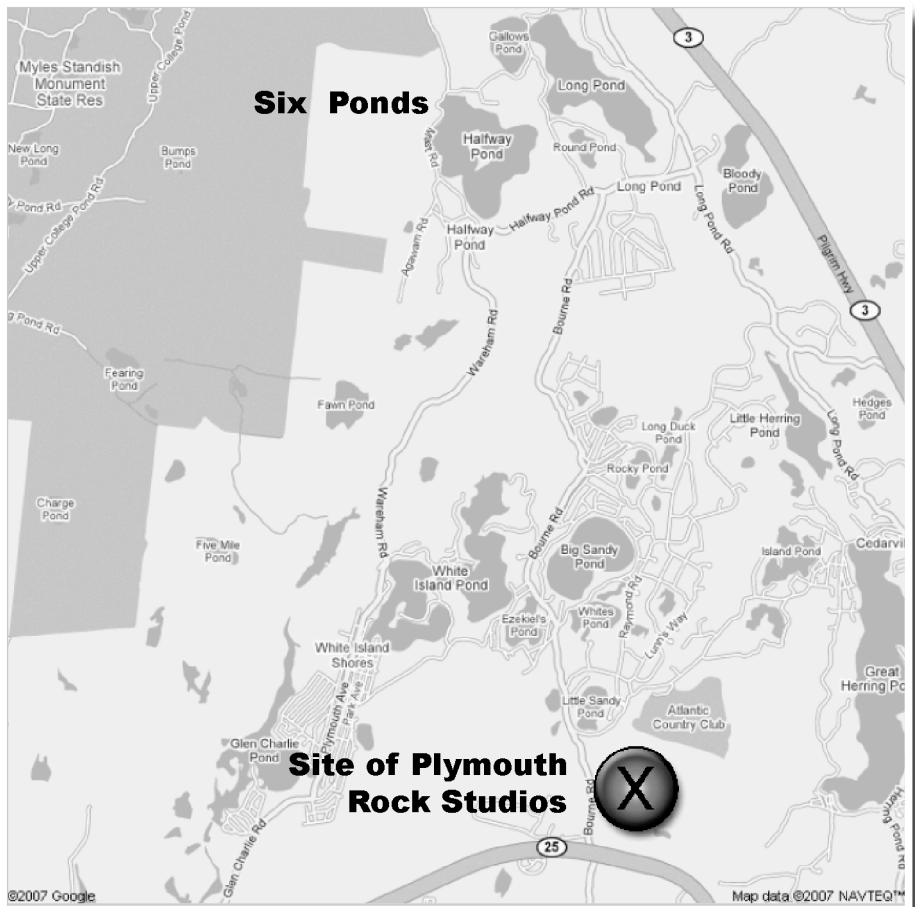
## ROCK...

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**Unrealistic expectations.** The Planning Board and Board of Selectmen have met jointly to discuss their desires and concerns for this project. The consensus was that the movie studio should bring the town fiscal gain; not have a detrimental impact on quality of life for neighbors; fit in with Plymouth's values and identity; avoid costs to the town; interface with the Plymouth downtown a half-hour drive from the site.

### "Something's gonna go there – No big boxes!"

Many believe it's naïve to think the 1,000 Acres can be spared from development, and that this project is the very best alternative. No one wants more failed big box retail outlets with lousy jobs, or residential subdivisions that drive up town costs. And there's no denying that more development will occur in South Plymouth: A recent buildout analysis by Town Planners showed that an additional 4,532 acres, with 3,752 more people, could be developed in the five-mile radius around the proposed site (not including the actual 1,000 acres and Makepeace "development"). The beauty of the 1,000 acres is that we own it – it doesn't have to be sold to anyone. In fact, the buildout analysis actually underscores the importance of preserving as much of the 1,000 acres as possible. We cannot easily control development of privately-owned land, such as the Makepeace property, but we can control town owned land. Therefore, our town leaders should conserve as much of the land as possible, and put aside some acreage for municipal and recreational purposes.



Map shows the location of the proposed studio relative to the Six Ponds

**A film studio, Makepeace and the highway interchange.** PRS says that its project will not proceed without a new Route 25 exit. PRS and town officials hope that the state and federal approval of the new exit can be expedited. If the impacts of PRS and Makepeace are not taken into account together during the planning process, Plymouth could be stuck footing the bill for infrastructure improvements.

**A Premature Call for Endorsement** This May 10, town residents will vote their opinion in a nonbinding referendum question on the studio in the annual elections. But we need to have solid facts to form a valid opinion. Those who raise concerns are not anti studio, they just call for critical thought before acting so that this project can be shaped to best benefit the town. It is no secret that state legislators are eager to bring the film industry to the Commonwealth. But we in Plymouth have to negotiate what's right for us – and town leaders must be stewards of our financial state and quality of life first and foremost.

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## PAYT

The Town of Plymouth will initiate a **Pay-As-You-Throw** program at the three transfer stations beginning on July 1, 2008. The goal of this new program is to reduce solid waste disposal, increase recycling, and thereby reduce costs for residents who use the transfer stations.

Under the new program, trash disposal and recycling will remain the same. The only change will be how residents pay their fees. As in past years, a flat annual fee will be required for entry to the transfer stations, however, it will be significantly lower than previous years' rates. In addition to the lower annual fee, residents will purchase bags for disposal of trash according to their needs.

Trash must be contained in an official program bag when disposed of into the compactors. The bags will be sold in local stores. The bags will be available in two sizes, 15 gallon and 30 gallon, to suit the varying needs of different households.

Recyclable materials can be recycled at no additional charge, however, items that currently require a fee, such as refrigerators and TVs, will remain fee items.

See the Town website: [www.plymouth-ma.gov](http://www.plymouth-ma.gov), or contact the Plymouth DPW at 508-830-4162

### Six Ponds Executive Committee 2007-2008

Leighton Price (President)	Betsy Hall
Roger Monks (Vice President)	Doug Post
Jessica Schultz (Secretary)	Larry Rosenblum
Walter Morrison (Treasurer)	Charlotte Russell
Steve Abbott	Margie Saunders
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## New Food Market at The Pinehills to Open This Summer

This summer grocery shoppers in this area will have a new option - The Market opening at The Pinehills Village Green. Michael Szathmary, The Market's managing director plans a fresh food market that includes conventional groceries at everyday supermarket prices.

In addition, Long Ridge Wine and Spirits will move from their present location on the Green to be adjacent to The Market building, with open door access for shopping between stores.

The 14,000 square foot market will have a bakery, a butcher and fishmonger, a produce department which will include items from local growers when available, as well as a selection of organic produce. In the plans are a deli, a sandwich station, a salad bar, a cheese and antipasto section, cold and hot prepared foods set in an open kitchen with a carving station, rotisseries, and sushi.

The Market will also offer food demonstrations, plus prepared foods and visits by local and regional chefs. The Market will not have the usual long up-and-down aisles. Instead you will find intriguing alcoves, the dairy and freezer sections tucked into curved corners and grocery items angled in the middle of the store.

Tony Green, managing partner of Pinehills LLC says "The Market will be big enough to have the things you need with an accent on quality so you can get the kind of meat, fresh fish or produce you really like."

"The Market is going to bring back excitement in food shopping; the days when everything looked so good you couldn't wait to come back to get something different every day," says Szathmary.

**MARK YOUR CALENDAR:**  
**THE SIX PONDS COMMUNITY**  
**COUNTRY DANCE & SOCIAL**



**SATURDAY JUNE 7**  
**7:30-10:30 PM**

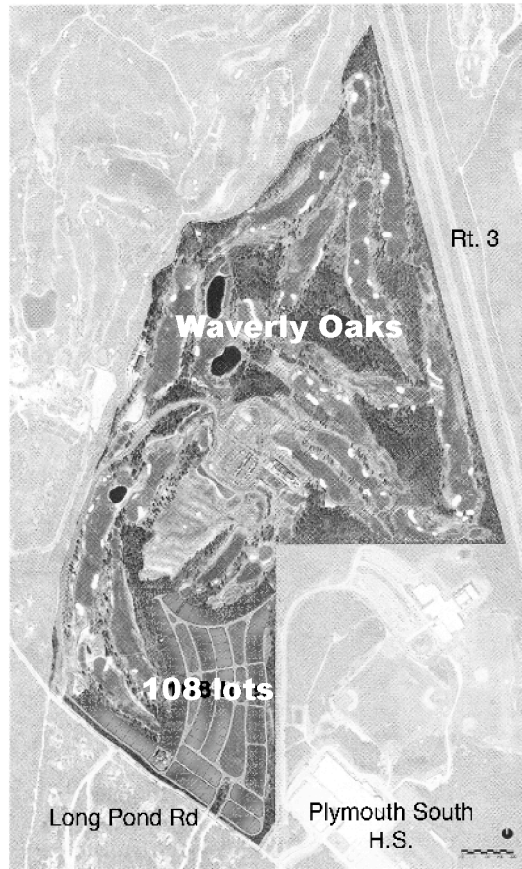
**SPONSORED BY & LOCATED AT**  
**PINEWOODS CAMP**

**WITH HANK CHAPIN AS CALLER AND THE PINEWOODS CREW BAND**  
**NO DANCING EXPERIENCE REQUIRED!**  
**FOR MORE INFO CONTACT JUDY AT 508-224-4858**

**Do your part!** Get reusable grocery bags at your supermarket, or another source, such as <http://www.usa.envirosax.com/> ... and use them!

## Waverly Oaks Housing?

A proposal was recently brought to the Planning Board by the owner of the Waverly Oaks Golf Club to develop anywhere between 75 and 108 houses on the Long Pond Road property. Three conceptual plans were presented, one of which involves clustering the units on what is now the Executive Golf Course. This 31-acre portion of the site, which abuts the high school, is the land Town Meeting chose not to purchase last year after a 40B housing project was proposed. The current proposal is not presented as a 40B development.



The Clustered Scheme, illustrated in the accompanying plan, proposes a boulevard-style entrance opposite and mirroring Martingale Lane. Houses parallel to Long Pond Road would be served from an internal drive, leaving a vegetated buffer along Long Pond Road, with the houses set 100 feet back from the roadway. In the preliminary discussion at the Planning Board, there was no talk of traffic impacts or the need for any special traffic controls at the entrance.

It is important that Six Ponds resident stay abreast of this proposal and appear at the Planning Board when and if more definitive plans are presented.



There is a new cinema venue in Plymouth. Plimoth Cinema, opened six months ago, offering first run independent films in the Linn Theater at Plimoth Plantation. Films are run every day at 4 p.m. plus Saturday nights at 7 p.m. On Saturday beer and wine are available along with food specialties prepared by Plantation staff. The art and independent films screened at Plimoth Cinema are not usually found at multiplexes and to see them one formerly had a long drive to Boston. For further information or to be placed on the weekly email list of upcoming films call Ed & Charlotte Russell (508-224-2007). A list is also available on the Cinema's web site at <http://www.plimoth.org/features/cinema/>. Plimoth Cinema offers occasional film discussion groups.

April films are: The Year My Parents Went On Vacation (April 11 to 17), Flawless (April 18 to 24) and The Duchess of Langeais (April 25 to May 1). May films are: My Brother Is An Only Child (May 2 to 8), Then She Found Me (May 9 to 15), The Flight of the Red Balloon (May 16 to 22). Dates and times are subject to change. Further information, updates and reviews on the films is available on the internet.



**circa 1935: One of three camps that Helen Storrow established on Long Pond.  
(Southwest corner of Long Pond next to Pinewoods Camp)**

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