

# Six Ponds News

May, 2009

(www.sixponds.org)

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

## Plymouth Rock Studios Update and Access Road Information

[It has been a year of major developments and changes for the plans for Plymouth Rock Studios. Looking at the April 2008 edition of the SixPonds News, we were alerted to the possibility of a major movie studio being built in south Plymouth, near Bourne Road and Route 25. In less than 12 months, the project has moved to our doorstep, the site of the Waverly Oaks Golf Club on Long Pond Road near Clark Road. -Ed.]

Here is quick update on the access road to Plymouth Rock Studios and the intersection of Clark and Long Pond Road.

Plymouth Rock Studios (PRS) is hoping to start construction of the access road by late June. The timetable will be dictated by the I-cubed application, which is now being reviewed by the state's independent consultant, Deloitte and Touche. Their hope is to have the review completed by the end of April, in time for them to bring an article before town meeting in June.

(continued on pg. 2)

## Pinewoods Camp Nominated to the National Register of Historic Places

On March 11, 2009, Pinewoods Camp was unanimously nominated by the Massachusetts Historical Commission to be placed on the National Register of Historic Places. Members of the State Review Board commented on the camp's "unique" and "ephemeral" qualities, acknowledging that it was "worthy of protection and recognition" for its long history as a camp in the Town of Plymouth. Pinewoods now has an extra layer of protection against possible future development in the area, as well as the well deserved recognition for being a historically significant resource.

The National Register of Historic Places is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition of a community's important historic resources and assures protective review of Federal projects that might adversely affect the character of the property.

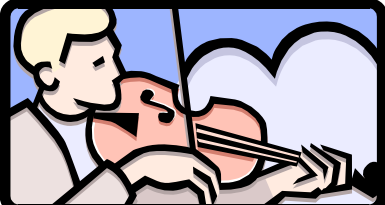
Pinewoods feels much the same as it did 90 years ago when Helen Storrow led her Girl Scout Leaders in their first English Country dances. Protecting and preserving the property, as well as preserving the traditions that infuse it with its magic, remains the top priority of the Pinewoods Camp Board of Directors. They are charged with a unique form of stewardship inherited from Mrs. Storrow, Rick and Lily Conant, May Gad, and Ricky and Gerda Conant.

In Massachusetts, properties nominated to the National Register are automatically listed in the State Register of Historic Places. There are no limitations, public visitation requirements or restrictive covenants for private properties with either the state or the federal register. Pinewoods may do anything with the property that we wish unless state or federal funds, permits or licensing are used. However, Listing on the Register makes us eligible for various state and federal grants including Community Preservation Act (CPA) funding. PCI will need to carefully consider any of these options before pursuing them because of the potential restrictions they may place on any future building projects.

Join us in Celebration of our recent Nomination to  
THE NATIONAL REGISTER OF HISTORIC PLACES

AT THE PINEWOODS CAMP

**Country Dance, Social, and Fiddle Concert**  
FOR THE SIX POND COMMUNITY  
SATURDAY JUNE 13  
7-10 PM



PLEASE BRING A PAIR OF CLEAN SOFT SOLED SHOES TO WEAR IN THE DANCE PAVILION. (SNEAKERS ARE FINE)

A FLASHLIGHT WILL BE HELPFUL TO GET YOU BACK TO WHERE YOUR CAR IS PARKED.

SNACKS WILL BE PROVIDED. OTHER CONTRIBUTIONS ARE WELCOME.

FOR MORE INFORMATION PLEASE CALL JUDY AT 508-224-4858

DIRECTIONS:  
TAKE WEST LONG POND ROAD TO CORNISH FIELD ROAD. FOLLOW TO END WHERE YOU WILL SEE A PINEWOODS CAMP SIGN. PARK IN DESIGNATED AREAS. (SOMEONE WILL BE AVAILABLE TO DIRECT CARS.) FOLLOW SIGNS TO DANCE PAVILION

NO DANCING EXPERIENCE REQUIRED!  
COME TO DANCE OR TO WATCH AND VISIT WITH FRIENDS AND NEIGHBORS.  
PARKING WILL BE AVAILABLE AT CAMP.

PINEWOODS CAMP  
80 CORNISH FIELD ROAD  
PLYMOUTH, MA 02360

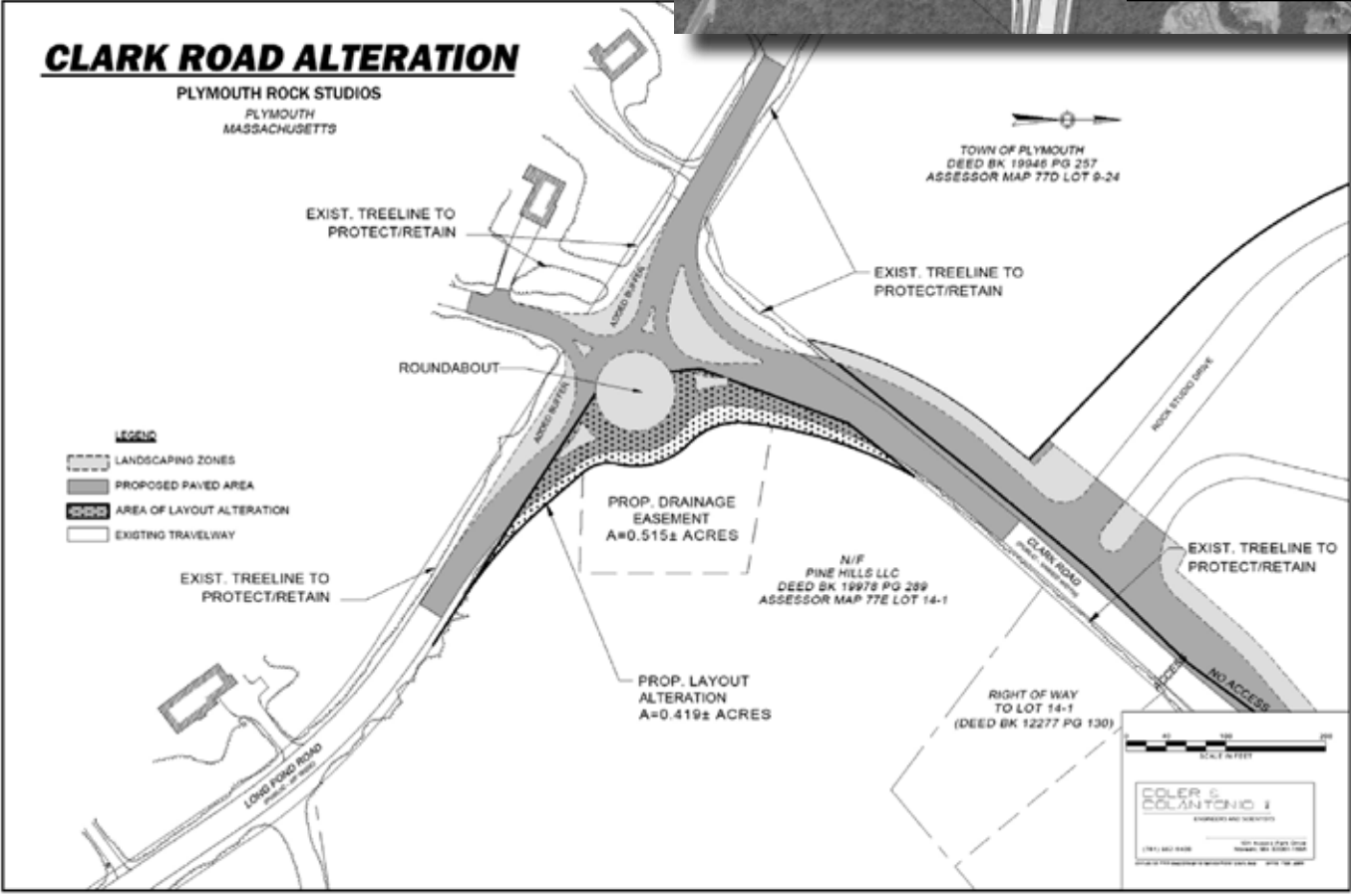
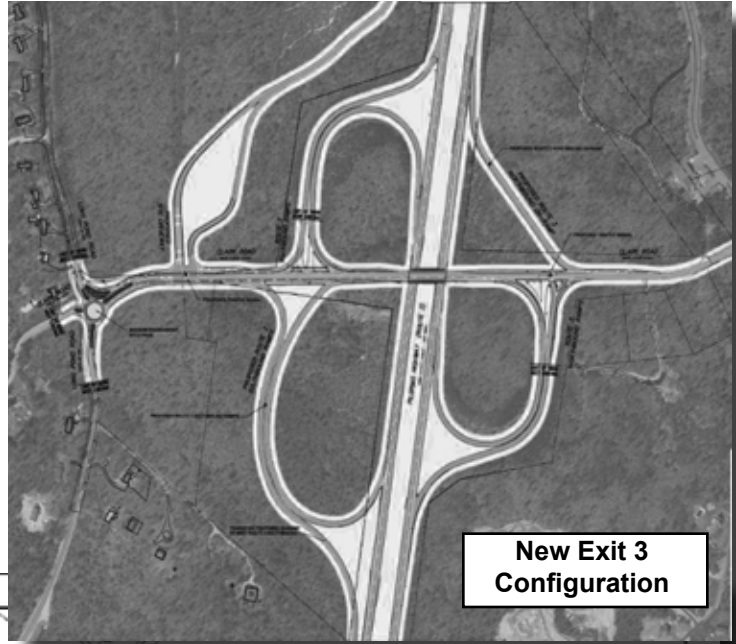
**ROCK...**

*(continued from pg. 1)*

As required by the Memorandum of Understanding with the town, the access road must be built and operational before any other construction can begin. Thus, they expect that we will see construction of the access road sometime this summer but work on Exit 3 and the intersection of Clark and Long Pond Road won't start until the fall.

The following illustrations of the intersection and the access road show that there will be two stop lights: one at the intersection of the PRS access road and Clark Road and the other to the East of Rte. 3 at the intersection of Clark Road. There will also be a round-about at the intersection of Long Pond Road and Clark Road. Clark Road east of Route 3 will have additional lanes to accommodate the significant increase in traffic due to both the Studio and Makepeace's River Run development.

*(The PRS access road plan is on the back cover)*



**Executive Committee note**

On April 19th, Joe DeSilva was elected by the board to serve on the Executive Committee of the Six Ponds Association. He will be completing the term of Alle Lanza-Cosgrove. We thank Alle for her contributions to the Association, and we welcome Joe to the Executive Committee.

**Contributors to this issue:**

Betsy Hall, Doug Post, Leighton Price, Charlotte Russell, Ed Russell, Judy Savage, Jessica Schultz

**Six Ponds Executive Committee 2008-2009**

- |                              |                   |
|------------------------------|-------------------|
| Leighton Price (President)   | Sherm Geller      |
| Roger Monks (Vice President) | Betsy Hall        |
| Jessica Schultz (Secretary)  | Doug Post         |
| Walter Morrison (Treasurer)  | Larry Rosenblum   |
| Steve Abbott                 | Charlotte Russell |
| Jerry Benezra                | Judy Savage       |
| Joe DaSilva                  |                   |

## **Plymouth and Wind Energy**

Plymouth is a good place to site wind turbines. Many individuals are hailing the plentiful wind in our town as a thrilling opportunity to help the global warming issue while at the same time increasing revenue for individuals as well as the town. South Plymouth in particular has many possible sites for wind turbines.

As with many issues, wind energy and wind turbines have many proponents and opponents that are passionate either in their support or opposition. Some proponents often appear to view all restrictions to wind turbine construction as obstructionist, narrow-minded and self-serving. Some wind turbine proponents believe that wind turbines bring great benefits to everyone involved.

On the other hand, opponents sometimes characterize wind turbine construction as a greedy, corrupt method for certain individuals to enrich themselves at the expense of the tax payer while compromising the safety, health, environmental and quality of life issues for neighborhoods that are chosen as sites for wind turbines.

Throughout the United States, Canada, Australia and Europe, the debate rages and legal battles are being fought to decide the fate of wind turbine construction. Communities are attempting to educate themselves at the same time that pressure from wind turbine companies as well as local, state and federal governments is intensifying.

With attention to the needs of the wind industry as well as the needs of the town and individual neighborhoods, Plymouth can benefit from the experiences both positive and negative that have shaped the bylaws as well as the lawsuits in other towns.

Fortunately, Plymouth has twice passed bylaws to address this issue. However, much has been learned globally about the effect of wind turbines on neighborhoods and towns since the latest bylaw changes in Plymouth. Plymouth can benefit now from the experience of other towns and states by updating its current bylaw with amendments that address the concerns that have arisen in other communities.

Here are some wind energy issues that have been addressed by other towns:

1. Repair of road damage caused by wind developers dur-

ing the placement, repair, replacement, or decommissioning of any wind turbines

2. Training of fire, security and medical personnel who will respond to fires and other emergencies at wind turbines

3. On-going liability insurance for wind turbines

4. WHO recommendations for placement of wind turbines.

5. Ground water protection, particularly of wells of nearby property owners

6. Separate bylaws for residential and commercial wind turbines

7. Reference to following the written recommendations of turbine manufacturers

8. Requirements concerning age and condition of used wind turbines which are proposed for installation in Plymouth, particularly relating to safety issues

9. Storage of hazardous materials at the

turbine site.

10. A decommissioning plan with money (in escrow?) to recover the cost of removal of the wind turbine when necessary, with a five year review to update the information and the bond covering this expense.

11. Recovering the cost of legal and other fees incurred by the town in the commissioning and decommissioning of wind turbines as well as other expenses

12. Transfer of permit for wind facilities to future owners who may be in other countries.

13. Alterations to and expansions of wind facilities

14. On-going inspection of wind turbines for safety compliance as well as compliance with local bylaws.

15. Review of issues concerning noise, flicker, flashing lights and vibrations.

16. Maintaining road access to wind turbines in forested areas to facilitate a quick response to emergencies

17. Prohibition on removing more vegetation in wilderness areas than necessary to install and maintain wind turbines

18. Reference to how wind turbines will be connected to the power grid, with lines either underground or above ground which creates a significant impact on real estate values and the environment and creates visual concerns



*Doug Post, 2008*

*Autumnal Regatta - Long Pond*

### **Annual Meeting / Potluck Supper**

The Wind-in-the-Pines Girl Scout Center has again offered to host the Six Ponds Annual Meeting and Potluck Supper in their dining hall after their summer programs have ended.

This year, the meeting and supper will be on Saturday, August 22nd and will start at 6:00 P.M. After the pot luck supper, there will be a brief annual meeting of the Six Ponds Association. The meeting will focus on environmental concerns and development issues in the Six Ponds area.

Six Ponders with last names beginning with A thru M should bring a main dish. Those with last names beginning with N thru Z should bring a salad or dessert.

Ice water, hot coffee and tea will be provided. Feel free to bring other beverages of your choice.

We look forward to seeing everyone again.

### **A Green Alternative**

Automatic dryers use a lot of energy, whether electricity or gas. Several metal or wooden drying racks are a great alternative. In winter the drying racks can be set up in a spare room or in the corner of a large room. Not only do the clothes dry naturally but also humidify the air at the same time. A fragrant fabric softener added to the rinse water freshens the air in the house along with the clothes.

In summer drying racks can be set up in the sun for quick drying and wonderfully fragrant clothes and linens. In case of an unexpected rain, the drying racks can be quickly carried inside the house or garage, unlike a clothes line. They can then be easily carried back outside to finish drying after the rain stops.

Used drying racks are often for sale at yard sales, consignment shops, the Salvation Army, on-line, etc. They can also be bought new on-line as well as in stores.

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### **Protect Your Pond**

Stormwater has been identified by the US Environmental Protection Agency as the number one contributor to overland pollution of our lakes, rivers, streams, and estuaries. Contamination from stormwater runoff is everyone's problem. We all contribute. Fortunately there are simple ways to begin to improve our watershed at a local neighborhood level. Residents can disconnect from the storm sewer systems and save rain water in rain barrels or add a rain garden.

SkyJuice New England offers simple, inexpensive, community driven water saving methods. Through The Massachusetts Department of Environmental Protection Rain Barrel Program, SkyJuice New England offers rain barrels to participating municipalities, including the Town of Plymouth, at discounted prices to assist communities in decreasing stormwater runoff, protecting lakes, rivers and streams, recharging groundwater, decreasing water and sewerage costs, and best of all saving water. Contact Kim Michaelis at the Town of Plymouth Environmental Management Division, 508-747-1620, to order your discounted rain barrel. For more information about rain barrels and rain gardens go to [www.skyjuice.us](http://www.skyjuice.us) or <http://nricd.org/plantraingarden.htm>

## **Long Pond Road Traffic**

Long Pond Road traffic has hit the fast lane. Everybody knows it but no one knows what to do about it. While Long Pond Road has been problematic for years, an increasing flow of traffic has aggravated the problem. With AD Makepeace set to add 8000 car trips per day as soon as the real estate market turns around and Plymouth Rock Studio scheduled to begin some construction this year we have not seen the worst.

Long Pond Road residents Phyllis Troia and Richard Wickendon recently brought the problem to the forefront with an appearance at a Selectmen's meeting and through discussions with other town officials. Their concern is based on both the danger and on the noise that speeding cars cause. As a result, the police stepped up police detail enforcement and have parked a trailer that measures speed just south of Clark Road. It hasn't seemed to have had much effect yet.

Neighbors have suggested that speed bumps be installed, that the police do even more enforcement and that the speed limit be reduced to 20 mph.

As part of the approval of the AD Makepeace River Run project the town has plans to install traffic calming measures such as roundabouts and median islands that divert and slow traffic. These measures may be installed at a number of places down Long Pond Road, some as far south as Ship Pond Road and Halfway Pond Road.

As part of the approval process for Plymouth Rock Studios significant changes are on the table for Clark Road (see article in this issue). Unfortunately no one solution seems likely to solve the problem. Resident input regarding possible solutions is still welcome by the neighborhood and the town.

## Preservation of Open Space

An important and exciting conservation agreement was reached in April between the A. D. Makepeace Company (ADM) and the Massachusetts Department of Fish and Game (DFG). Ultimately, this agreement should result in the preservation of thousands of acres of critical habitat and open space in Plymouth, Wareham and Carver.

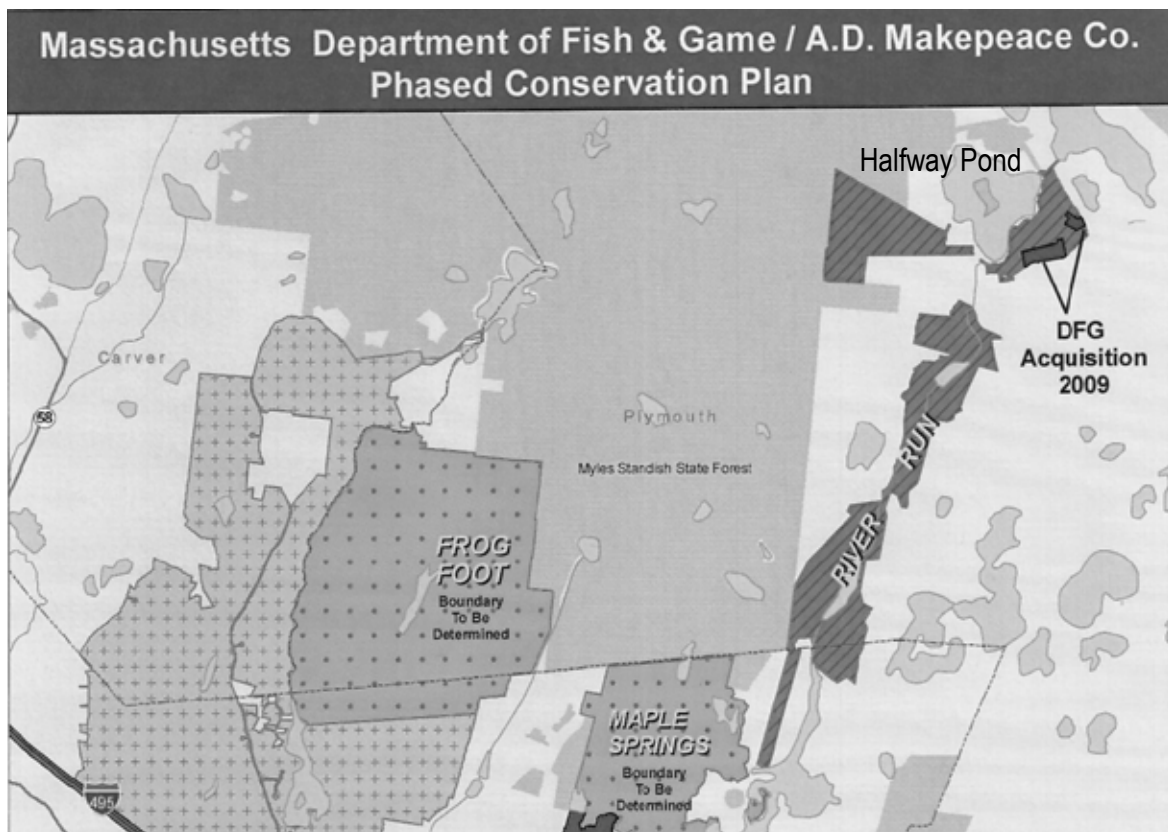
In the first phase of the agreement, ten lots comprising 30 acres of the parcel known as “Halfway Pond East” (shown as dark areas on the map) were sold to the DFG. This sale means that no residential construction will occur on this land and that it will remain as open space held under conservation restrictions (CRs).

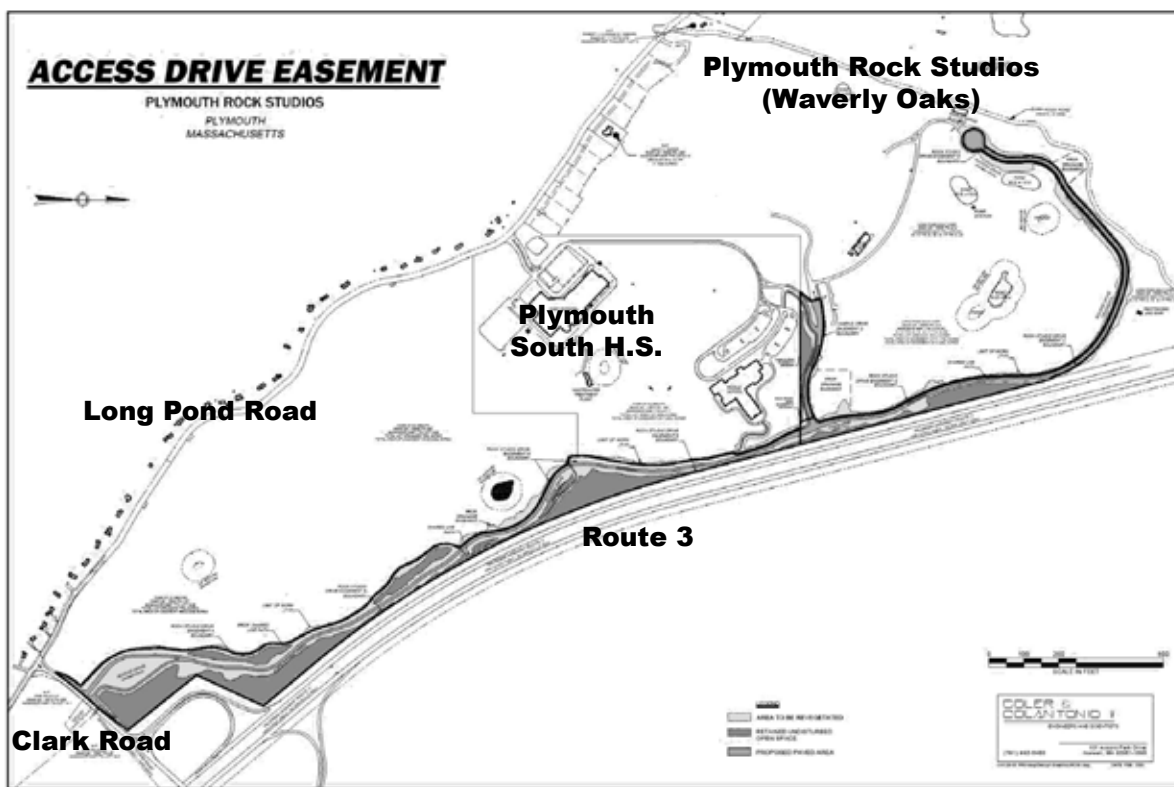
The DFG has also secured a 20-year option to purchase the remainder of the ADM land associated with “Halfway Pond East”, “Halfway Pond West” and adjacent to the Agawam River as it runs to the south from Halfway Pond (shown as cross-hatched gray areas on the map). It is anticipated that CRs for portions of these tracts of land will be recorded as ADM gradually transfers development rights (TDRs) to its mixed-use River Run project during construction of that project. It is also anticipated that measures will be taken to improve water quality in the Agawam River corridor and in Halfway Pond where the Agawam River originates.

A third phase involves a 30-year option for DFG to purchase several thousand additional acres of environmentally sensitive Pine Barrens west and south of the Myles Standish State Forest. The innovative “smart growth” approach provided for by the transfer of development rights bylaws in Plymouth and Carver are key to this as well.


The vision of the Makepeace family and company to preserving this property has been praised by state and town officials, by conservation advocacy groups and by neighborhood organizations. Michael Hogan, the president and CEO of ADM, has credited a number of groups, including the Six Ponds Association, with supporting the transfer of development rights (TDR) bylaw which made it possible to coordinate this type of preservation with the development of the ADM River Run project.

This phased agreement with the DFG has been described as one of the best land deals that the Commonwealth has ever made, and it clearly constitutes a major commitment to biological diversity and natural heritage protection.





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