

# Six Ponds News

April, 2014

(www.sixponds.org)

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

## Waverly Oaks Housing Update

Back in 2008, the owner of Waverly Oaks golf course was proposing to build housing on the site of the Waverly par three golf course. Those plans were put on hold when Plymouth Rock Studios (PRS) proposed to purchase Waverly Oaks and convert the property into a movie studio. After it became clear that PRS was not going to be able to purchase Waverly and develop a movie studio, the Waverly owner began to again explore the possibility of housing on the par three course.

Last year, the owner submitted material in advance of a public hearing process and in support of his request to receive a phase 1 special permit to develop 30 homes as part of an overall master plan to eventually develop 83 homes (75 by right and 8 affordable housing) to be clustered on Long Pond Road with an additional curb cut across from Martingale Lane. In addition, he requested to have 27.9 acres designated as a Transfer of Development Rights (TDR) receiving area which would allow him to increase his housing allowance by 30 to a total eventual density of 113 homes. Also, due to the proposed clustering of the homes on much smaller lots than allowed under current zoning, the owner needed to designate a certain number of acres of open space that would be restricted from further future development. The acres he designated as open space are predominantly his active commercial golf course land. Finally, due to the positioning of the homes, Waverly would be able to maintain its 18 hole golf course operation.

The public hearings were held on November 25, 2013, December 16, 2013, January 6, 2014 and March 3, 2014. The Six Ponds Improvement Association had a large attendance at these meetings. Six Ponds members vigorously argued the following:

- The proposed development is too densely located along Long Pond Road
- The proposed development is inconsistent with the character of the area
- The additional 1,100+ vehicle trips or 24% increase in traffic at full build-out

*continued on page 2*

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## Roadway changes coming

AD Makepeace has announced that it is beginning its long delayed River Run development (recently renamed “Red Brook”) south of the Six Ponds area.

For a number of years the Six Ponds Executive Committee has been in active discussion with AD Makepeace and town officials hoping to mitigate the heavy traffic impacts that the development will bring to our neighborhood.

Construction of road improvements is expected to start in the next few months. A traffic roundabout will be constructed at the intersection of Clark and Long Pond Roads, the intersection of Ship Pond Road and Long Pond Road will be moved north to make exiting from Ship Pond Roads and Herring Way safer, traffic lights will be installed at the intersection of Halfway Pond and Long Pond Roads, and the intersection of Bourne Road and Halfway Pond Road will be redesigned. Traffic calming median strips will be installed in a number of places along Long Pond Road.

Some of the plans are included on **page 3**. Complete plans can be found on our website: [www.sixponds.org](http://www.sixponds.org).

## **Waverly Oaks... (continued)**

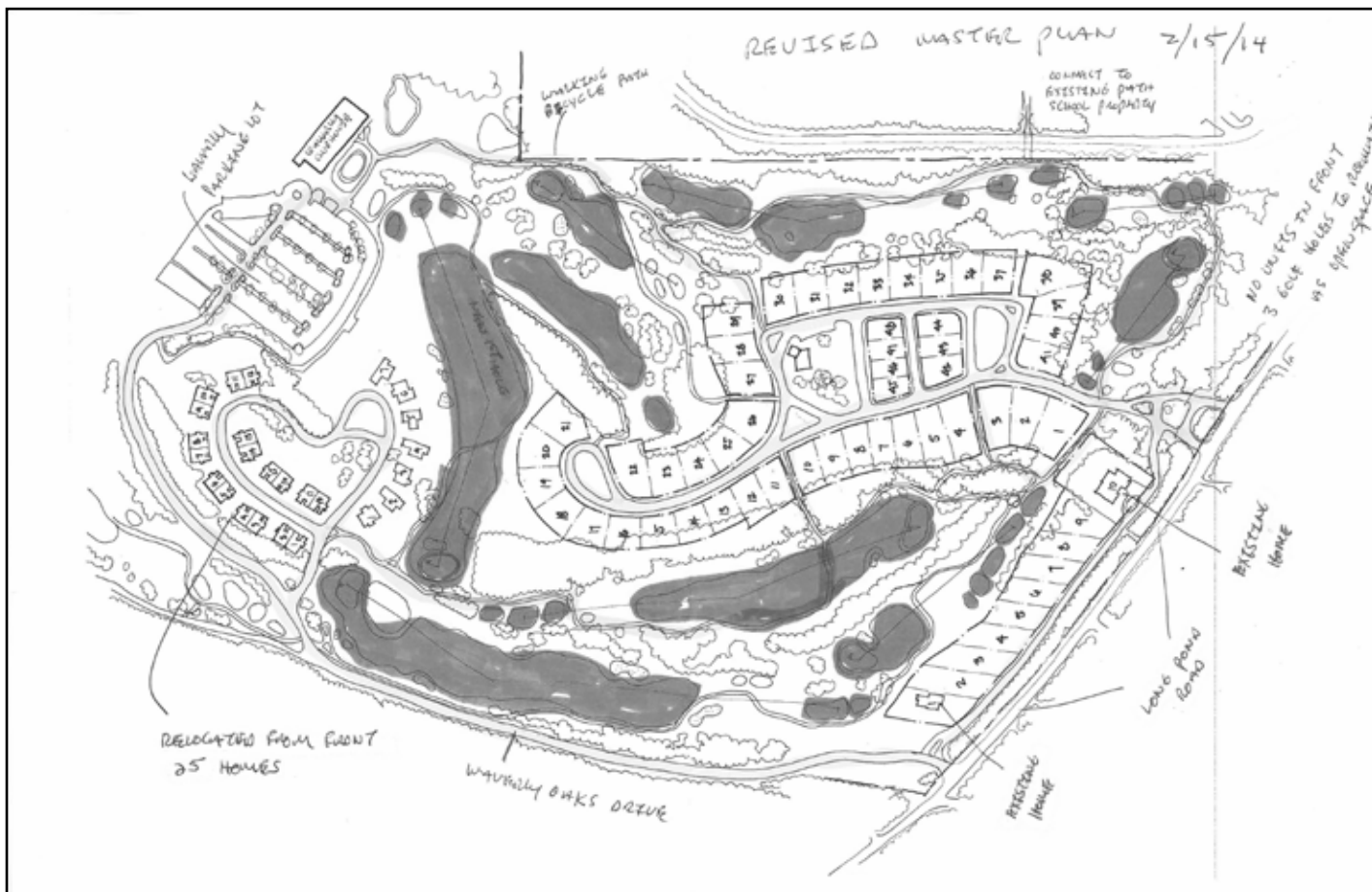
(113 homes) will be problematic for an already stressed section of Long Pond Road (also part of the Saltonstall Bikeway).

- The designation of active golf course land used for commercial purposes as open space is contrary to the zoning bylaw definition of open space
- The designation of land at Waverly as a future TDR receiving area is completely contrary to the TDR bylaw

During the course of the hearings, the Waverly owner withdrew his request for a TDR receiving area special permit. The hearings for this phase 1 request concluded on March 3, 2014 with the Planning Board unanimously granting the owner special permit approval for his 30 home request subject to a

number of modifications and conditions including, among others, that 25 of the eventual 83 homes be relocated away from Long Pond Road and closer to the clubhouse, walking trails accessible to the public be provided on the property connecting Forges Field, the Plymouth South School complex and Long Pond Road, two traffic calming measures be installed along Long Pond Road between Clark Road and Jordan Road and that the owner construct a temporary approach lane on the Clark Road westbound approach to Long Pond Road if the roundabout at the intersection of Clark and Long Pond Road associated with other projects is not under construction prior to the issuance of the 25th Waverly housing building permit.

As this project progresses, we will keep you updated.



**Current Waverly Oaks Housing Master Plan**

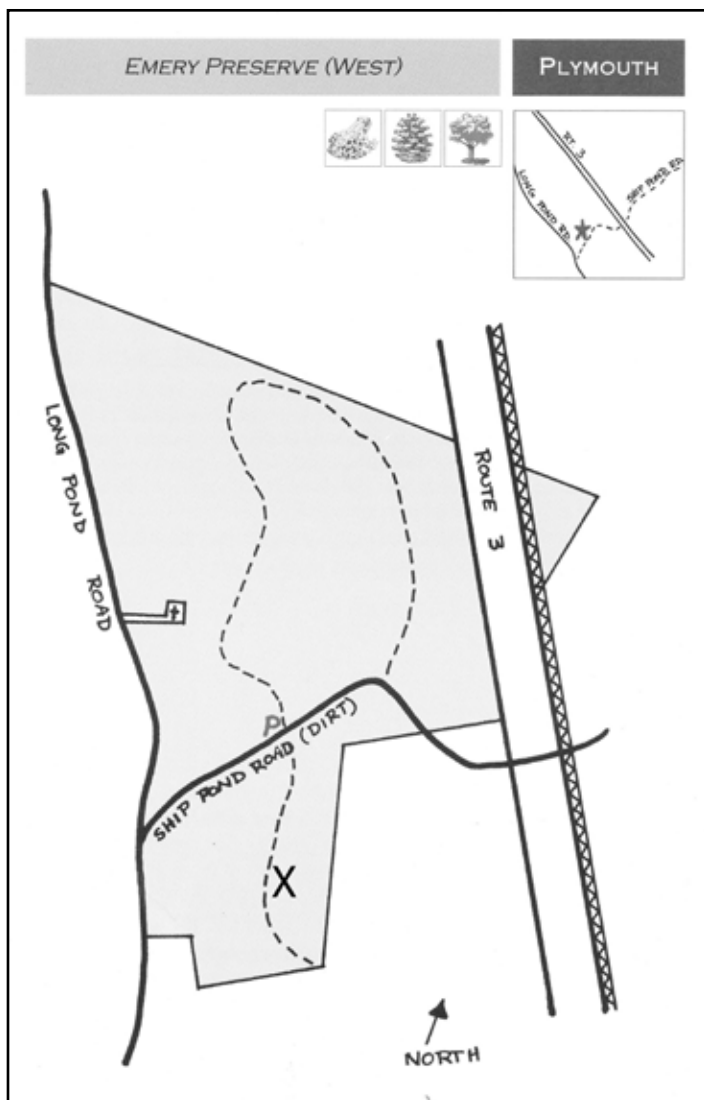


## Take a Walk

There are many interesting walking trails throughout the Six Ponds area. One example is the Wildlands Trust's 113.46 acre Emery West Preserve off Ship Pond Road. A few remnants of the original 1880's Vaughn homestead can still be found there, if you look carefully enough. Among them is the large Copper Beech tree that shaded the Vaughn house for many years after it was abandoned in the beginning of the 20th century.

The trailhead begins on the south side of Ship Pond Road, 1000 feet from Long Pond Road, and loops through and by the Vaughn homestead.

The extended Raymond family owned houses throughout the Six Ponds area. The Vaughn place was owned by Lemuel B. Vaughn who married Diana Raymond, the daughter of Halfway Pond residents Caleb and Deborah Raymond.



Ruth Gardner Steinway reported in her book *Plymouth's Ninth Great Lot and the Six Ponds 1710 – 1967* that “Diana (Vaughn) was bedridden and hired Julia Johanneson to clean house at eight cents a day. She was so badly crippled by rheumatism that her thin legs were drawn up against her body to fit into a coffin.”

### Contributors to this issue:

Joe DeSilva, Doug Post, Lois Post, Craig Richards, Ed Russell, Charlotte Russell

### Six Ponds Executive Committee 2013-2014

Craig Richards - President	Les Plimpton
Sam Chapin - Vice President	Larry Rosenblum
Love Albrecht Howard - Secretary	Charlotte Russell
Doug Post - Treasurer	Lawrence Silverman
Rusty Briggs	Kit Warren
Lourdeen Casoni	Walter Morrison -
Roger W. Monks	(member emeritus)
Nat Nichols	

## Our First Year

On July 5, 1952 seven area residents gathered at the Hall at the Steinway residence “regarding the forming of a permanent organization, said organization to deal with all matters of interest to this section of the town of Plymouth”.

A Board of Governors was elected; William B. Stearns, Henry E. Gilbert, Mrs. E. S. Emery Jr., George R. Briggs, Roger Duncombe, Edward D Nickerson and Mrs. Robert Bowler

On August 17, 1952 two action items were decided;

1. to meet with the Selectmen “to see what could be done to rectify the deplorable condition of the road to Plymouth Town” and
2. “To contact the Plymouth Board of Health regarding some kind of regulatory methods to be used at the area’s public dump that will be safe that will safeguard the health of the community. Said dump is perpetually in unsanitary condition and a menace to health.”

### Six Pond Group Wants Long Pond Road, Dump Fixed

Meeting Sunday afternoon at the home of William B. Stearns with 11 members present, the Six Ponds Improvement Association, consisting of residents of Long, Little Long, Gallows, Round, Bloody and Halfway ponds, reached the conclusion that the area should be given some consideration in the way of improvements.

Of primary importance, the members feel, is the repairing of Long Pond road, which they claim is badly broken up with pot-holes on the sides, causing damage to cars and accidents. The association also advocates improvements at the Long Pond dump, which is said to be in deplorable condition and the breeding place of thousands of flies.

Members of the association will bring to the attention of the Board of Selectmen at an early date that they pay \$37,000 in taxes to the Town of Plymouth annually for which, they say, they receive very little in return.

*Old Colony Memorial,  
October 8, 1952*

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## Water Testing

The sun was bright but the temperatures were brisk in the waning days of October when four of Six Ponds stalwart women (Charlotte Russell, Lourdeen Casoni, Kit Warren and Lois Post), all of a certain age, went out to do water quality sampling of the ponds. Other than Ed Russell and Leighton Price (who sampled Round and Halfway Ponds) where were the men?

The wind was calm and temperatures started to rise into the 60’s by 9 am when the samplers set out onto Long and Halfway Ponds, the first two of the stops that day.

A newly ordered “Van Dorn down-water grab sampling device” was put to work for the first time and its unfamiliarity led to a comedy of errors as everyone got used to operating it.

To speed up the process, the old hand pump that we’d used for years was pulled out and put to work on several of the other ponds. With both sample devices and a series of different canoes and kayaks, the process took three hours.

To add a little adventure to the morning, Kit, Charlotte and Lourdeen decided to canoe up the stream from Long to Little Long Pond rather than carry the canoe

over the parking lot. It was the first time they had done that trip in many years.

The sample bottles were then driven down to Envirotech Laboratories in Sandwich for analysis.

Many of this year’s senior crew have done their last trip and, unless new volunteers come forward, there will be no 2014 testing.



Charlotte Russell, Lourden Casoni and Kit Warren paddling the stream from Long to Little Long Pond.

## **Be a Trashbuster!**

### **Six Ponds Annual Meeting**

The date has not yet been finalized for our Annual Meeting this summer. There will be a follow-up mailing, and posting on our website. You can also be notified of this and other issues of interest to SixPonders by getting on our email list. Just send an email to:

**president@sixponds.org**

with "email list" in the subject line.



### **Mark your calendars!**

The next Six Ponds roadside cleanup is scheduled for May 3. Everyone is welcome and encouraged to participate in this great community builder. Meet at 10 am at the intersection of Long Pond and Clark Roads.

Six Ponds started this cleanup initiative decades ago and several years ago encouraged the town's DPW staff to spread the idea throughout town. Now, more teams and neighborhoods plus hundreds of individuals participate town wide



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