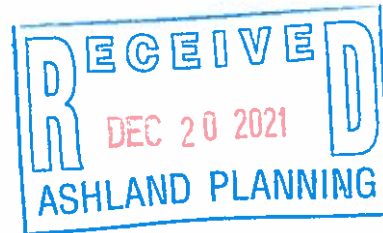




**FirstService**  
RESIDENTIAL

Ledgemere Board of Governors  
Ledgemere Country Condominium Association  
c/o First Service Residential  
3000 Davenport Avenue  
Suite 201 Canton, MA 02021



December 2021

Re: 501 Pond Street Project

Dear Members of the Planning Board:

Ledgemere Country Condominium Association is a community of 388 homes, situated on Mountain Gate Road, Leland Farm Road and Meeting House Path. Ledgemere is a direct abutter to the 501 Pond Street apartments proposal. As the elected representatives of our community, and based on our residents' feedback, the Board of Governors seeks to have the Planning Board add the following **written conditions** to the 501 Pond Street Project proposal:

- Explicitly state in any approvals that there shall be no connection made, pedestrian or vehicular, between Meeting House Path and Converse Way (Private). This should apply both during and after construction.
- Require that trees similar to those already lining Meeting House Path and Leland Farm Road be planted all the way across the area by the developer to close the gap in the trees to eliminate perceived connection between the new development and Ledgemere.

These two conditions are necessary in order for our residents' continued enjoyment of their homes without disruption and disturbance. While we have received verbal assurances from Trask on these items, written conditions on any permits are necessary as well so that plans cannot be altered in the future.

Additionally, We also ask that the Planning Board strongly recommend to the developer of the 501 Pond Street Project that they seek alternative locations for the dog park and trash/dumpster area. On current plans, these are adjacent to our property. We believe there are other options available that do not impact the Ashland residents that live in our Ledgemere community, such as the south side of the property.

We understand that the developer is seeking to negotiate a density increase for this property. The Board is opposed to a density increase from 90 to 120 units. As town residents and taxpayers, we support green space versus increased density as a priority. With increased density, there would also be an increase of vehicles. The number of parking spaces may satisfy

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town standards, however we are concerned that Meeting House Path and Leland Farm Road would be used for overflow. The Board consistently receives feedback from residents that the existing level of road parking is disruptive and potentially dangerous. An increase of street parking on Leland Farm and Meeting House would be detrimental to the Ledgemere community.

Thank you for your consideration of the needs of Ledgemere in your decision making. We look forward to hearing your response at the January meeting.

Sincerely,

Ann Gillis, President

Joan Logan, Vice President

John Brennan, Treasurer

Kate D'Angelo

Ron L'Heureux

Melissa Nadeau

Marc Picardo

Joshua Steckler

Margaret Williams