

JoAnne Mulligan
23 Butch Songin Circle
South Walpole, MA 02071
November 4, 2019

Executive Director Chrystal Kornegay
Executive Director, Mass Housing
One Beacon Street, 4th Floor
Boston, MA 02108

Dear Executive Director Chrystal Kornegay,

I am writing to you as a 20 plus year resident and as a Representative Town Meeting member of South Walpole in regard to Omni Properties development of a 40B proposal for 300 units of housing at 55 Summer Street in South Walpole which will be called Cedar Edge/Cedar Crossing.

During my 20 plus years in South Walpole we have fought many battles. Living near Gillette Stadium has presented many problems. We battled a sludge project from the Big Dig, a casino proposal, fought against a train that now travels the tracks directly abutting this development, deal with concerts, other sports events at Gillette Stadium and find that our roads are often so congested due to the technology of navigation systems. We also have another 300 unit 40B development on Route One close by that impacts our schools and town services. The Omni project would stress the same resources that are already being stressed to the max by these issues.

The train is a huge concern as far as safety goes. So many people drive and walk over those tracks multiple times a day. The train runs twenty times a day horns blaring! Adding 300 units of housing with hundreds of cars is hard to imagine! Traffic is certainly impacted and the driveway to the Omni apartments and condos is RIGHT at the train tracks! The idea of moving an exit further up Summer Street is not a good idea. I live up that way and can attest to the dangerousness of a hill as people approach from the south going north on Summer Street. There is a slight hill with no clear sightlines to see if a car was exiting the development never mind if the train gates were down. Cars would most certainly slam into each other- I witnessed this just the past week as the road was backed up due the train crossing. Very frightening! Walpole Police and Fire have sent their concerns on safety to Mass Housing and I believe they are very well founded.

I do have other concerns, but will focus on one final issue: the environment. This land abuts contaminated property that Baker Hughes owns that was once Bird Machine. The land has been cleaned up but not fully. The town aquifer is there along with many wetlands. How can we be sure there is no contamination in the water and to the environment? I beg you to make sure there is strict testing of all soil and water. Who would want to live in this location with even the possibility of contaminants?

I will end with this- South Walpole is a unique community. The area of Washington Street and South Walpole Common was an old stagecoach road used back in Colonial days. This project does not fit into the surrounding neighborhood. Four story buildings and dense housing are not what South Walpole is all about.

I hope you visit the site and, at the very least, downsize the scope of the project but first make sure that no one can possibly be harmed by residual chemicals in the soils or the water.

Sincerely,

JoAnne Mulligan
Precinct 5, Representative Town Meeting Member
Jcmull62@gmail.com

The Gildea Family
19 Butch Songin Circle,
South Walpole, MA 02071

Chrystal Kornegay
Executive Director, MassHousing
One Beacon Street, 4th Floor
Boston, MA 02108

Executive Director Kornegay,

I am writing regarding the proposed Cedar Edge and Cedar Crossing development, 51-55 Summer Street, South Walpole, MA. The proposed development of 300, 40B units is very concerning, to be clear, I am not opposed to 40B development but I have public safety concerns regarding the proposed location.

The developer is proposing one access point on Summer Street by a railway crossing. Summer Street is the middle part of cut-through streets consisting of Washington Street, Route 1 and Route 1A, currently regular congestion during morning and afternoon commutes is a way of life. Summer Street has lots of traffic from the neighborhood, Wrentham and Norfolk, all accessing mention roads, Patriots Place and/or 95 highway. The MBTA Foxboro Line Pilot service has increased commuting times and created additional congestion in the area, crossing gates operate minimum 30 times per day. Summer Street is also key community connection to Walpole schools, number of school buses travel this route twice a day and have to be extremely vigilant at the new railway crossing – the crossing gates were tested one day prior to launch and community confidence is guarded. Parents can no longer let kids walk to Boyden School on Washington Street due to bare minimum public safety around crossing, railway tracks are easily accessible for kids and this is huge public safety concern, this adds cars to the roadways.

Omni developers presented the following to the community of South Walpole, here is the 300 unit information presented:

192 Garden Style Apartments, 48 Town Home Rentals and 60 three bedroom single family ownership homes

Mathematically speaking, this will add 615 cars to the local village infrastructure of South Walpole and is serious public safety concern. When you review the proposed development at 51-55 Summer Street versus Omni developments of Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury (which were part of Omni's presentation at Boyden School), they reveal very well thought out access points that make common sense. The access point at 51-55 Summer Street versus the access point at Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury; are completely different and escalate my level of public safety (and I am sure the community of South Walpole). Satellite imagery of Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury reveal appropriate, intelligent and well planned developments, 51-55 Summer Street access point will create congestion, regular bottle neck traffic that is not appropriate for the volume of 615 additional cars. It feels like Omni is trying to nail-gun Jell-O to a wall on Summer Street in South Walpole, it's unimaginable to me that this is even been proposed. I feel a development of this size and magnitude, that will have a huge impact on a local community, should be smart, intelligent, deliberate, and make perfect common sense.

Omni developer also discussed The Preserve during the presentation at Boyden School and created comparison, Omni omitted the access point comparison information and traffic comparison information during the presentation, they are key presentation components that were not reviewed and/or delivered to the village community of South Walpole, the community of South Walpole is key stakeholder in this development have the right to full comparisons that the Omni developer created between The Preserved and proposed development at 51 – 55 Summer Street. Transparency and community satisfaction should be and need to be key components for a huge development project in a village neighborhood.

I briefly mentioned Patriots Place but the South Walpole community impact during Patriots games, concerts and special events is enormous. Shufelt road is used as drop-off and pick-up location, this is well managed and the neighborhood is very kind to all Patriots fans, a new development across the street will create a whole new level of impact, the developer did not touch on this point nor did he have any interest to address this concern during the presentation at Boyden School, this needs to be addressed and suitable resolution needs to be determined prior to any development.

Building Typology was not something Omni developer discussed or addressed during the presentation, again, lot more information is needed and questions need to be answered. Big picture perspective would suggest the proposed apartments do not intertwine with South Walpole Typology. I feel strongly that adjacent properties and layout of the neighborhood should be consideration of site eligibility; very strong comprehensive, transparent review process should be conducted and shared with the neighborhood. the neighborhood and general area should be a critical part of this review and process, and I mean a hands-on, roll-up your sleeve and feel the life in the neighborhood, the key stakeholders in South Walpole should be satisfied.

Omni proposed development of 51-55 Summer Street, does not provide any features and benefits to the South Walpole neighborhood, the 40B development may have benefit to the town of Walpole, but, South Walpole has its own ZIP code, its own unique identify and Omni development is not providing any features or benefits to the ZIP code of South Walpole. Feature and Benefits are critical with any sales pitch, Omni developer failed to deliver one valid feature or benefit to the ZIP code of South Walpole, and that is really sad.

The Omni developer did ask us to have an 'open mind' during the presentation, last week I took my open mind to the Carolinas and visited four different development projects, in four different stages of their lives and this is important, in principal, communities like this are at every street corner. There needs to be discussion around today, the process, the construction, 5 years from now, 10 years from now and 15 years from now – will be happy to share my findings at the appropriate time. Based on Omni's Boyden School presentation and track record, Omni development will not own land and/or any buildings at 51-55 Summer Street, in 3-5 years from now. This is very concerning and serious discussion need to happen around this, the neighborhood key stakeholder impact in 5 years, 10 years and 15 years need to be addressed prior to any ground been broken.

Just because something has been does one way for 50 years does not mean it's correct. The village neighborhood of South Walpole, with its own ZIP code deserves a comprehensive, transparent review and process.

During the Omni developer presentation at Boyden School, there was conversation around construction and construction phase, the Omni developer representative would not make any apologies for the construction phase and we would be inconvenienced. I find this unacceptable, many construction projects that I have been involved with in and around Boston have the Disney character effect, you know someone is inside the costume but you never see them. Boston has many professional, organized and well-run construction companies and contractors, they understand the Disney character effect, don't be seen and make the magic happen! Based on the Omni development lack of attitude for South Walpole neighborhood and the construction phase, serious construction parameters will need to be put in place for any development that may take place. Noise will have to abide with local ordinances, no standing for construction equipment on Summer Street or Shufelt Road, no standing construction deliveries from Summer Street or Shufelt road, no construction deliveries to job-site between 6:30am – 8:30pm and 1:30pm – 4:30pm, these times critical for neighborhood logistical movement.

Again, I am not opposed to 40B development, 40B developments been to be smart, appropriate and benefit all stakeholders.

I appreciate your consideration and looking forward to future dialog on this critical topic.

Sincerely,

Fergal Gildea

Jim Johnson

From: Andrew Flowers <andrew.w.flowers@gmail.com>
Sent: Tuesday, October 29, 2019 4:21 PM
To: Ashley Clark; Jim Johnson
Subject: Re: Submitted feedback to MassHousing re: Summer St 40Bs?

Hi Ashley and Jim,

I've finally been able to review all the materials you've [prepared on the Town website](#). Great job! I thought the [Informational Guide](#) was excellent. I have some minor edits/suggestions that I can run by Ashley when we meet this Friday at 10am.

I have two questions for MassHousing and more elaborate thoughts for you two (to be discussed later; no need to respond now).

For MassHousing:

1. Can MassHousing or the Town of Walpole require Omni to fulfill their original plan to build the 60 ownership units as *condominiums*, rather than the 60 *single-family homes* that David Hale proposed in his email on September 24th?
2. If the 60 ownership units are indeed single-family homes, how will the affordable lottery work for those 15 affordable single-family homes and how will they be distributed throughout the development? My concern is that many or all of the 15 affordable single-family homes might be clustered in the development, rather than spread evenly throughout it. **I would urge MassHousing and/or the ZBA to require the affordable single-family homes to be identical in nature and randomly distributed throughout the development.**

My detailed thoughts/comments for us to discuss later:

- I understand from reading the questions sent to you by JoAnne Mulligan and Julie Lowre, and from observing the broader reactions of residents in South Walpole, that the Town is obliged to honor constituents by aggressively questioning Omni and lobbying MassHousing to block or at least delay this project. But I'm concerned these efforts are much ado about nothing. The likelihood MassHousing will reject Omni is scant, is it not? And the sooner these units can be counted on our SHI, the sooner we'll be in safe harbor, right?
 - So, my main question -- not for MassHousing, but for the Town -- is how hard are we working to delay this project when (1) those efforts are likely to be fruitless and (2) allowing the project to proceed quickly might prevent further 40B anguish (at least for 2 years while we're in temporary "safe harbor," if not longer)?
- What potential (if any) is there for an MBTA train station to be located in South Walpole, presumably near the Cedar Edge and Cedar Crossing developments? Does Omni purchasing land from Baker Hughes preclude this option? I ask because, as much as the residents of South Walpole might not like the idea, a second MBTA station in Walpole might bring additional benefits, like reduced traffic from residents of the Omni properties.
- Reading Jim's memo to the BOS, dated Oct. 11th, I see Ashley's analysis on the second page implies that Walpole would be about 19 units short of the 10% SHI threshold should the Cedar Drive + Burns Ave 40B units be counted. And that roughly 525 new units downtown are not included in this denominator (because it's from the 2017 ACS).

- So am I right that by rejecting the "safe harbor waiver" on Oct. 15th the BOS is betting that the Town can produce at least $19 + 53 = 72$ new affordable units by the time the 2020 Census is completed and changes our SHI denominator? This doesn't include the Moose Hill Condos (8 units) or Dupee Street (? units).

Let's talk more later.

Best,
Andrew

On Fri, Oct 25, 2019 at 9:52 AM Andrew Flowers <andrew.w.flowers@gmail.com> wrote:

Have you submitted your feedback to the state already? Just curious if you're still accepting comments. The Oct. 18th deadline was tough because of Town Meeting.

Thanks,
Andrew

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Andrew Flowers
p: 781-724-2427
t: [@andrewflowers](https://www.instagram.com/andrewflowers)
w: andrewflowers.me

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Andrew Flowers
p: 781-724-2427
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w: andrewflowers.me

October 25, 2019

Dear Mass Housing

Chrystal Kornegay

My family and I have lived in the same house in South Walpole for 30 years. During that time, we have fought many battles from the sludge, to a possible horse race track, and a casino in our neighborhood. Fortunately, we have been successful in many of those efforts. Not that long ago a 40B housing development was placed in South Walpole. While I am not certain of the number of 40B units that are currently in use, a very large number were approved. Within the last week the new Foxboro train line now runs through South Walpole with a full round trip schedule in and out of Boston on weekdays as well as weekends. This train runs literally right behind fences of homes in South Walpole. When many of these residents purchased these homes, it was a rarely used freight train line. It now runs through these yards at high speeds blowing whistles in the very early morning and late at night. It also runs very near the South Walpole elementary Boyden School. This train has no stops in South Walpole and only one to the main station in Walpole. This community also deals with traffic from Gillette Stadium events on a constant basis.

We are now faced with the possibility of a new 300 unit 40B project in South Walpole. The proposal is for (4) 4 story buildings and several duplex and free standing units. The main and possibly only entrance and exit to this complex is right next the new commuter rail train tracks. I am very concerned on many levels regarding this proposed complex. The first being safety. I worry a lot about the train tracks and the speed of the train coming through. When leaving this complex they would be taking a hard left hand turn directly on to the tracks. I am also very concerned about the new traffic flows of the area with the trains and cannot imagine how much worse this would be with 300 additional families in a small area. This situation would be even worse on a patriot game day. Before any decisions are made on the proposed complex another traffic study needs to be done now that the train is running. There is also concern for emergency vehicles quickly getting to anyone on the south bound side of the tracks, added traffic from this complex would only add to that concern.

This is a bedroom community. Having these large 4 story apartment buildings will add noise and light traffic as well. It would put a burden on Boyden school and Bird Middle school to have such an influx of students at once. I understand that Boyden's enrollment is currently lower than the other 2 elementary schools, however, this many new families would most certainly over crowd the schools. These large of buildings would change the character of South Walpole and decrease property values. Two large 40B complexes in one neighborhood is too much.

I believe this is the wrong setting for this development. However, if there is no choice and the complex will go in there, I have suggestions on how to make this better for our community. They are as follows:

1. Decrease the size of the project and having no more than 2 story buildings
2. Consider decreasing the number of 3 bedroom apartments in the hopes that there will be less large families moving in and affecting the schools all at once

3. Traffic study on a week day of Washington St. Summer St, Water St and Route 1 on both a weekday as well as a Sunday that the patriots are playing at home.
4. Consider other means of getting in and out of the complex to decrease traffic concerns but also safety concerns because of the commuter rail
5. Attempt to have lighting placed in a way that impacts the community to a minim.
6. Potentially ask the developer help fund extra resources that will be needed for the town such as police, fire and teachers for defined time period,

Thank you for your consideration of my letter.

Dawn and Michael Freiburger

Resident and RTM Precinct 5

October 23, 2019

Becky Litvak
1925 Washington Street Ext.
South Walpole, MA 02071
becky.litvak@gmail.com
(c) 781.718.1471

Chrystal Kornegay
Executive Director, MassHousing
One Beacon Street, 4th Floor
Boston, MA 02108

Executive Director Kornegay,

I am writing to you today as a resident of South Walpole in regard to the Omni Development's 40b proposal for the Cedar Edge/Cedar Crossing development of 300 new units of housing at 55 Summer Street in South Walpole. While affordable housing is certainly a necessity and I respect and understand the need for such, the small community of South Walpole is not the place for this magnitude of an establishment as currently proposed. As a resident, and mother of two young children, safety is my top priority. I fear for the safety of not only my family and those of my neighbors, but also of the 300 prospective families to join us. While there are many safety and environmental concerns surrounding the demolition, construction, development and daily upkeep of the proposed Omni Development, I will focus this letter solely on our daily struggle with the current traffic issues and how this proposed development will greatly impact our already devastating traffic pollution, especially with the new Kraft Line in progress.

In recent years, our quaint South Walpole community has been plagued with the uproar of Patriot Place and Gillette Stadium. Although we all love the Patriots and our neighboring communities, we do not love the constant battle to drive through our streets in bumper to bumper traffic on Patriots game days, Revs night games, concerts, stadium events and the daily commute of cut-through traffic to Route 1. Our neighborhoods have become highways to outsiders in their daily commutes, endangering the safety of our families as these drivers are oblivious to the small-town speed limits and crosswalks. It is a struggle to simply cross the street, in the crosswalk, taking our children to school each day.

On October 21st of this week, the Kraft Line started bombing through our backyards with 20 trains, running over 30 times a day. In just two days, we have already seen the negative effects that the new train schedule has caused, such as traffic backups which have jolted the routines of our children as they walk to Boyden Elementary School and our neighbors as they travel to work. The train is extremely loud, blaring its horn multiple times with each pass, in addition to the ringing bells from the railroad crossings, starting within the 5am hour and continuing through the night.

Can you imagine what an additional, approximate 600 cars will do to our already treacherous daily commute and weekend travel?

In addition, the proposed Omni Development has only one egress abutting the train tracks that are now fully loaded during the weekdays. There are also no fences, nor any talk of installing them or implementing any safety precautions to stop children from playing near or on the train tracks. As a community, we have fought tirelessly and lost to the Kraft Line and all that comes with living within walking distance from Patriot Place and Gillette Stadium. The prospective 300 units and their approximate 600 cars added to this already over-congested tiny travel area between Route 1 and the entrance into Walpole through our small community will inevitably be disastrous. Our children are at risk every day in their commute to and from school. Adding a preposterous number of cars and residents only increases everyone's risk of being hit by a car or worse, the train. Our community cannot handle this amount of added traffic or residents.

I truly hope you will take these concerns into consideration and encourage you to, at the very least, narrow the size and scope of this project to keep all of our South Walpole children and families safe.

Thank you for your time.

Sincerely,

Becky Litvak
South Walpole Resident

October 20, 2019

To: James Johnson, Town Administrator

RE: Omni Development Proposal

Dear Mr. Johnson,

As the Town Administrator for the Town of Walpole, we thank you for your time and effort for our community. The proposed development by Omni Developers on Summer Street is very concerning to our community because it would have a negative impact on our sole source aquifer, public safety, wetlands, endangered species, wildlife, potential vernal pools, sewer and water, and character of the neighborhood for many years. Many of you have been in the South Walpole Community for many years and are aware of the seemingly hopeless fights we've had against inappropriate development in our community and won. Without people like Joanne Muti who knew the development proposed by the MWRA was wrong for our community, and took a leadership role in stopping this, we would have had the sludge from the Boston Harbor. Some people have said that we can't stop this development because it's 40B; Medfield did with fewer concerns than we have, and I know if we look at the conditions that warrant this proposed development inappropriate for this site, we will find several. Below is a link for an article that explains the decision in Medfield to find the proposed 40B development in that town inappropriate:

<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.hometownweekly.net%2fmedfield%2fmedfield-meadows-40b-proposal-denied%2f&c=E,1,ZXALe8i4JTt9k0fKLJrqmjdi8cASncEZ6I5EI2CX8I6500Sy5fVOzVLn4M9IV14--NfoY72Yqh251Fnte1Ce7NZVuoRRtXySP4ZvrRRX5A,,&typo=1>

It's important to note that 40B housing is important because of the shortage of affordable housing in communities in Massachusetts. The Summer Street site is not appropriate for the proposed development by Omni.

According to the Walpole Master Plan, the US Environmental and Protection Agency has found that Walpole's groundwater supplies are highly vulnerable to contamination. Walpole's complex of aquifers has been recognized by the EPA as a sole source aquifer requiring special protection because of the geological conditions and because there are no viable alternative sources of drinking water to completely replace the current sources if they were to become contaminated. A survey done by the town of Walpole for the Master Plan found the top concerns of residents. When asked to rank the importance of natural resources, open space, and cultural resources on a scale of 1 to 5, residents ranked the following as the most important:

- 1. Protecting the quality and quantity of groundwater (4.8%)**
- 2. Protecting the quality and quantity of water in streams and ponds (4.5%)**
- 3. Protecting additional open space for drainage and pollution control (4.3%)**
- 4. Protecting additional open space for wildlife habitats and corridors (3.8%)**

The top key challenges for Walpole listed in the Master Plan are:

- 1. Protecting drinking water quantity and quality.**
- 2. Continue improvements in surface water quality.**
- 3. Keep dams in good repair.**
- 4. Preserve habit links.**

The Master Plan also states that "the ecosystem is technically protected under the Massachusetts Wetland Protection Act and Rivers Protection Act, but in practice this protection depends on monitoring of local officials who have many demands on their time. Runoff from streets and parking lots and development sites can affect protected areas before anyone notices it."

This protection needs to be prioritized. The proposed development by Omni

could impact our sole source aquifer. There are many local concerns regarding the protection of this community's sole source aquifer. This proposed development should not be permitted.

The public's safety will be affected by the proposed development. Summer Street frontage is too small and there is only one entrance and exit. The single entrance and exit are in very close proximity to the trains that will travel at high rates of speed many times a day and night. There will be an additional 300-600 vehicles for residents of the proposed development along with additional vehicles for guests, service vehicles, and delivery trucks daily. The community would be greatly endangered if there were a fire or train derailment and only one entrance/exit to the proposed development that would be right next to the train tracks. The speed train crossing with functioning street gates will cause traffic to stop and back up at the gates well past the single entrance/exit and likely cause a confusing traffic pattern per concerns expressed by the Walpole Police in the responses given by Town Administrator Jim Johnson to Julie Lowre and Joanne Mulligan. All wetland crossings must accommodate the weight of Tower 1 emergency vehicle which is 80,000 pounds-on proposed gravel. The proposed development is in close proximity to Gillette Stadium. On the many occasions that there are events at the stadium, traffic is gridlock in our small community with winding roads. The traffic study that Omni Developers conducted was done at times when traffic would be predictably low. This gives us an indication of how much we should trust Omni Developers. Walpole has stated it will do an independent traffic study. The town should be aware that last week Gillette Stadium announce changes to improve traffic flow in our area during stadium events. (Does Robert Kraft or any of his associates have any affiliation with the proposed development?) These changes could be temporary and should be noted in any traffic study done during stadium events. Information regarding these changes could be found at:
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.thesunchronicle.com%2fnews%2flocal_news%2fnorfolk-residents-get-help-with-traffic-woes-from-stadium%2farticle_d9346bb0-159c-55aa-bccf-0b68e9b8a40e.html&c=E,1,VCIPDGIZFLcy6UUJUVJmz-jj5J65-HMz80aw4_uZvX37ye8EKv4kb5VqxcNGIuYmMC8EKN_WYvtp2Z20M3eU0Yp44L6REELDAO6P2fTIE1LBq2aD-XTM10Fzd7w,,&typo=1

Also, Summer Street is part of a proposed priority bike route in Walpole under the Master Plan. The proposed development could cause perilous conditions for people riding bikes on Summer Street. There are further concerns about pedestrian safety. The road is hilly and windy and can be unsafe crossing the street or for vehicular travel. There are inadequate sidewalks and lighting along Summer Street and adjoining side streets that Omni Developers stated residents of its proposed development would like to use to walk to the train station in Foxboro. There are additional safety concerns about children from the proposed development playing near the train tracks in very close proximity to the development, and children walking to the nearby Boyden School. Furthermore, the South Walpole Commons is not designed to handle the amount of traffic proposed. For many safety concerns of local residents, this development should not be permitted.

What about the wetlands on the proposed site for development by Omni? According to the Master Plan, "Waterways and wetlands provide the most diverse habitats for wildlife and are essential to many species for breeding and food supply...Recent studies in landscape ecology indicate that sustaining healthy populations of plants and animals requires a combination of large patches of protected land connected by corridors through which animals can pass back and forth." There are many wild animals in the South Walpole Community. Protecting additional open space for wildlife habitats and corridors was listed as the fourth highest concern for the residents of

Walpole in the survey conducted by the town. Residents at the Boyden School meeting stated that some endangered species had been observed on the land of the proposed development on Summer Street. The Master Plan identified several endangered species in Walpole including the Blue Spotted Salamander, the Spotted Turtle, and a Butterfly Hessel's Hairstreak. The proposed site appears to be listed for NHESP Estimated Habitats, Environmentally Sensitive Area, and Primary Natural Priorities on page 57 of the Walpole Master Plan. Proponents of projects that come before the Conservation Commission that would affect rare species habitats must notify the NHESP, which will then determine if alteration of the area would have an adverse effect on rare species. According to the responses given by own town administrator Jim Johnson, the Conservation Commission did not delineate the wetlands for the site this past summer. At the time of the delineation request the Conservation Commission was not informed that this site was being developed. The former town engineer retired and the new town engineer started in September 2019. Has Walpole notified the NHESP regarding this proposed development? Beaches in Massachusetts have been closed to protect endangered species. What protection are endangered species in this community being given? This land could also have vernal pools on it. Over 60 potential vernal pools were located in Walpole, many of them in or adjacent to wetland areas. According to the Master Plan, the Walpole Community wants the town to preserve and enhance the natural resources and ecological systems that support wildlife. The residents of this community have many local concerns about the affect the proposed development would have on the wetlands, wildlife, endangered species and possible vernal pools. Contamination had been found in the pond on Baker Hughes site in the past. What testing has been done on the land to see if there could be further contamination on this land. If there is contamination, what affect would digging up this ground have on the water below? Independent testing needs to be done on this site. The proposed development should not be permitted.

There were many residents at the Omni presentation at the Boyden School who expressed concerns about sewer and water for the proposed development. They stated there were many problems regarding sewer and water in the neighborhood around The Preserves Apartment Development in South Walpole. While we do not have specific information regarding this, I would hope a serious study of the impact the proposed development would have on the sewer and water in our community would be conducted. As you know, the South Walpole Community was affected by the building of The Preserves not too long ago. This did provide 40B housing in our community and did impact our local resources.

The character of the South Walpole Community would be significantly altered if the proposed development was approved for Summer Street. There are some historical houses and landscapes on this road. It was suggested in the Master Plan that Summer Street be considered as a Scenic Road. Under the Walpole Master Plan, Summer Street is part of a proposed priority bike route and South Walpole Common is considered a "Cultural Center." These are just some of the things that reflects the community character of the area that would be significantly impacted by the proposed development. The mass and scale of the proposed development and its relationship to the adjacent residential neighborhood is not consistent with the character of South Walpole. The density of the proposed development is not consistent with the character of South Walpole. The buildings on the proposed site are inconsistent with nearby existing residential building typology. The conceptual project design for the proposed development is not appropriate for this site. The proposed development should not be permitted.

Besides the numerous reasons the proposed development is not appropriate for the Summer Street site, there are other questions we have regarding 40B development in Walpole. According to 760 CMR, a town could deny a permit for

40B housing if the municipality has made recent progress toward the Statutory Minima, in accordance with 769 CMR 56.03 (5). "Recent progress toward a municipality's Statutory Minima shall mean that the number of SHI Eligible Housing units that have been created within the municipality during the 12 months prior to the date of the Comprehensive Permit application, evidenced by being inventoried by the Department or established according to 760 CMR 56.03 (3) (a) as occupied, available for occupancy, or under permit as the date of the Applicant's initial submission to the Board, is equal to or greater than 2% of the municipality's total housing units, as determined in accordance with 760 CMR 56.03 (3)(a)." Where does Walpole stand in regards to "recent progress"? There has been extensive building of developments in Walpole in recent years. Why wouldn't we have met this requirement since the Master Plan for Walpole included addressing this issue?

Without any doubt, the proposed Omni Development is not appropriate for Summer Street in the South Walpole Community. It is not in accordance with what the priorities of the Walpole Community are as evidenced in the survey results on the Walpole's Master Plan. It is not in accordance with the stated goals of the Town of Walpole as stated in the Master Plan. It could affect our sole source aquifer, safety of the community, wetlands, wildlife, endangered species, potential vernal pools, sewer and water, and the character of the South Walpole community. As Town Administrator for the Walpole Community, we urge your support and leadership in opposing this development. The proposed development should not be permitted.
Sincerely,

Daniel and Sheila O'Shea
6 Shufelt Road
South Walpole

Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:12 AM
To: Jim Johnson
Subject: FW: south walpole project

-----Original Message-----

From: Kate [<mailto:kate.1016@gmail.com>]
Sent: Monday, October 14, 2019 9:06 PM
To: Cindy Berube
Subject: south walpole project

Hello Board,

I am writing in unity with my fellow neighbors in South Walpole. I want to express my concern regarding the proposed 420 units on Summer St. The amount proposed is outlandish when considering our neighborhood, traffic, and schools. The infrastructure is simply not set up to handle this. Additionally, I am concerned about the safety of our children with the increased traffic when there is already not a full sidewalk down Summer St. The residents of this proposed structure will certainly not all take the train, nor is the Foxboro station a reality to walk to from there. We can expect these cars on our streets.

We can expect the residents will have children in the Boyden School. I am worried about how the school will be able to accomodate.

Additionally, not spreading out the 40B units in all the other new developments does a disservice to the residents and housing values in South Walpole. This is a poorly thought out plan.

Our neighborhood in South Walpole has a wonderful community of residents who are tight knit and supportive of each other. Adding in

420 units to such a small place will not maintain this dynamic and will not be a positive asset to the town of Walpole.

Please do not support this proposal.

Sincerely,

Kate Murphy

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record.

Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:12 AM
To: Jim Johnson
Subject: FW: 55 Summer St.-Proposed Project

-----Original Message-----

From: Colleen M. Fairchild [<mailto:collmadd@aol.com>]
Sent: Monday, October 14, 2019 7:46 PM
To: Cindy Berube
Cc: Tim Fairchild
Subject: 55 Summer St.-Proposed Project

To the Walpole Board of Selectmen,

My husband, our three school-age sons and I are residents of Winter St. near South Walpole. We have lived here for 13 years and we love our neighborhood and our town. I am writing today to urge you to vote NO at the BOS meeting Tuesday night on the Omni Properties request to waive the Walpole Large Project Safe Harbor"!!!

It is my understanding that this waiver would allow the developer to increase the number of units in the 55 Summer St development from 300 to 420. We are very concerned about the potential negative impacts of this proposed development on our neighborhood, even at a 300-Unit size. Our primary concern is on the traffic impact the addition of hundreds of cars would have on this area which already bottlenecks when the train passes through and during stadium events. We also are concerned that many renters may not have a vested interest in our community, since many renters would be short term or transient. We also wonder how the Walpole school system would be able to manage the potential influx of many more students?

Simply put, we don't think that Summer Street in South Walpole is the right location for this development. We know that many of our fellow South Walpole neighbors share our sentiments.

We appreciate your consideration.

Sincerely,
Colleen Madden Fairchild
195 Winter St., Walpole

collmadd@aol.com

Sent from my iPhone

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record.

Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:12 AM
To: Jim Johnson
Subject: FW: 40b project - street name

-----Original Message-----

From: rebecca joyce [<mailto:rebeccajoyce@hotmail.com>]
Sent: Sunday, October 13, 2019 6:12 PM
To: Cindy Berube
Subject: 40b project - street name

Hi Cindy,

I just read that the Summer Street project wants to name the new street there Cedar Drive. We already have a Cedar Street which would be impacted with bad gps directions for 420 friends and family. I saw the fire department recommended a name change. Do you think they will indeed change the street name?

Thank you,
Rebecca

Rebecca Joyce

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Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:11 AM
To: Jim Johnson
Subject: FW: Housing Project South Walpole

From: Amanda LaFleur [<mailto:wifeyknifey@gmail.com>]
Sent: Sunday, October 13, 2019 9:00 AM
To: Cindy Berube
Subject: Housing Project South Walpole

Hello, Cindy.

I am writing to you with concerns regarding the proposed residential building project on Summer Street in South Walpole. My family lives at 8 Yonker Place off Winter Street in South Walpole and we have (soon to be) two students at Boyden.

We have several concerns about this project including the massive size and addition of traffic on Summer. With one exit to Summer and right next to the train tracks, I can't imagine the bottleneck that will happen on any given school/work/game day.

Already, our kids have no safe passage to Boyden. There are insufficient and (in places) no sidewalks on Summer between Delapa and Winter. Adding 420 homes/cars and the new Kraft train schedule increases the danger even more.

There needs to be additional consideration about the number of homes, proposed exist(s), and added safety for pedestrians on and off Summer Street. This is a family community and it shouldn't take the death of a child to set limits and expectations on developers.

Thank you for sharing this with the appropriate parties.

Best,

Amanda LaFleur
[303-845-2542](tel:303-845-2542)

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Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:11 AM
To: Jim Johnson
Subject: FW: Board of Selectmen meeting - Omni

-----Original Message-----

From: erica burdon [<mailto:ericaaburdon@gmail.com>]
Sent: Saturday, October 12, 2019 8:17 AM
To: Cindy Berube
Subject: Board of Selectmen meeting - Omni

Good morning,

I am a South Walpole resident and new RTM of Precinct 5. I believe there is a Board of Selectmen meeting on Tuesday night and was hoping this email could be sent to the Selectmen to discuss an issue that'll be voted upon at the meeting.

I have heard that Omni Development is asking for their new complex to increase in size from 300 units to 420 units. I'm asking the BOS to consider denying this request. Most, if not all residents of South Walpole, especially those in my Precinct and those with children at Boyden School, are already upset that the complex is coming. We do not want an increase over 300 units and were hoping the Developer would actually downsize (obviously doesn't seem likely now). The complex in general already poses safety hazards and is in an extremely poor location for its size. The fact that the Developer met with the community just last week and never mentioned wanting to upsize is sneaky. Maybe it is typical for Developers to hide their true intentions but it's very frustrating for residents.

Please strongly consider denying this request. If you'd like to discuss this more, I'd be happy to. I'm writing on behalf of myself and of many residents but I imagine you'll be getting quite a few more emails.

Thank you for your time,

Erica Burdon

Sent from my iPhone

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record.

Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:11 AM
To: Jim Johnson
Subject: FW: Omni housing

From: Katie Floyd [<mailto:katiefloyd3@gmail.com>]
Sent: Friday, October 11, 2019 9:39 PM
To: Cindy Berube
Subject: Omni housing

Hi,

We recently heard that the housing units were being increased to over 400 units. This complex is already going to cause major over crowdedness in the schools not to mention the traffic is going to be horrific. It will already take us over 20 minutes to get from one side of Walpole to the other. It will be more than double that with these units. Also, the crime rate will most likely increase with the increase in more units.

Please reduce or stop the units from being built.

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Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:11 AM
To: Jim Johnson
Subject: FW: Omni/55 Summer Street Project

-----Original Message-----

From: Marissa Falcone [<mailto:pmfalcone85@gmail.com>]
Sent: Friday, October 11, 2019 9:24 PM
To: Cindy Berube
Subject: Omni/55 Summer Street Project

To Whom It May Concern,

It was with much displeasure that we found out that the 55 Summer Street Project was coming to fruition, and would have done anything in our power to stop the initial development. It is now our understanding that Omni is requesting to increase the number of units in their project from 300 to 420. As residents of South Walpole, we urge you to deny this request.

We have concerns about the impact that the 300 units will have on this community, specifically on South Walpole, that will only be exacerbated if this request is granted.

First, we have 3 young children who will be attending Boyden elementary school and it would be a disservice to our youth to increase the number of students per class and consequently limit the amount of time teachers afford each individual student. This would be counterproductive to what the town is working toward educationally.

Second, if the town is in such dire straits that we are under a water ban, how is it possible to provide water to these new 300 units, in addition to all of the other buildings currently under construction in town, never mind adding 120 more to the current proposal.

Third, we're worried that the sewer system will not be able to handle a project this size without negatively impacting the current homes in this area.

Fourth, the traffic on summer street, from winter to Washington, is already horrendous. We are about to contend with the addition of the commuter rail running through several times per day, which will certainly worsen the problem. Couple that with an even at Gillette and it will be completely gridlocked. It is irresponsible to allow an additional 120 units and people to an already overcrowded and congested area, specifically, if there is just one entrance and exit to this development (which seems dangerous if police and fire had to get in and the entrance was blocked).

Additionally, the roads are narrow and there are no sidewalks, which poses a safety hazard for the people and children of South Walpole. It doesn't make sense to add more people to an already dangerous situation.

Fifth, within the conservation and wetland, around which Omni intends to build, are numerous species of wildlife, including deer, foxes, coyotes, turkeys, and bobcats that will undoubtedly be pushed further into our already established neighborhoods putting current residents, including children and pets, at risk of more frequent and possibly dangerous encounters. Beyond that, this project will destroy the habitats for yellow spotted salamanders, snakes, frogs, moths, etc.

In closing, we respectfully ask that you deny the request to increase the number of units over 300.

Thank you,
Paul and Marissa Falcone
25 Eldor Drive
South Walpole, MA

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Jim Johnson

From: Cindy Berube
Sent: Tuesday, October 15, 2019 9:11 AM
To: Jim Johnson
Subject: FW: Omni complex south Walpole

-----Original Message-----

From: rebecca joyce [<mailto:rebeccajoyce@hotmail.com>]
Sent: Friday, October 11, 2019 7:07 PM
To: Cindy Berube
Subject: Omni complex south Walpole

Hi Cindy!

I hope this email finds you well. I know there's a lot going in town right now with all these new units. Regarding that, I heard that Omni is upping their requested units from 300-420. Is that right? What are the selectmen doing to oversee the scale of this project? I personally feel these units shouldn't be taller than three stories given the residential community they will become a part of. I am for them but only if they maintain the character of the South Walpole community, minimize safety risks to the roadways and emergency vehicle access, and provide a significant increase to our affordable housing stock.

Thank you for your time!

Rebecca Joyce
28 Carl Rd

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record.

Mr. Johnson,

Good afternoon. I am a resident of South Walpole that, along with many of my neighbors and peers, attended the meeting at Boyden last night. My gut tells me that you and many of your colleagues within the town administration were there as well. There is serious concern in the community about the impact of this project on both South Walpole and the town of Walpole as a whole. Having spent my career in commercial real estate finance, I have a good breadth and depth of knowledge of how acquisition and development deals like this proceed. As such, I made sure to get there early and had the opportunity to speak with David Hale for a few minutes before his presentation. While I do not doubt that Mr. Hale and his company are reputable developers, I do have serious doubt about this site location in particular.

Looking at the ongoing development of Walpole as a whole, I was surprised to learn that none of the 3 ongoing development projects were required to have an affordable component to them. I think some of the below described concerns relate not just to this project but to the other projects as well, however, I have specific concerns as to this project's impact on the South Walpole community.

I am no civil engineer, but the eyeball test shows me that traffic counts on Summer Street have increased year over year since I've lived in the community. Summer Street is a narrow road with several dangerous turns that have often caused me to brace for impact as people disregard speed limits. There is no shoulder area, sidewalk or bailout. Quite frankly, I am surprised more traffic accidents don't occur here. Further, the intersection of Summer/Neponset has long been a traffic nightmare. The fact that there is one egress/ingress to this property is concerning. The danger of children walking in this area, with the new train line coming in and the increase of traffic counts due to (my guess) more than doubling the housing stock, is real. I'd love to see the traffic and feasibility studies done by the developer. My hope is that the peer review of these studies will come to a different conclusion than that of the civil engineering firm engaged by the developer. Certainly a new study should be done after the Kraft line comes on-line.

Many of us in the community with young children are concerned about the impact on schools. Given the unit mix of 2 and 3br rentals, I think the percentage of empty nesters and older folks will be lower than those assumptions made by the developer. His comparison to The Preserve is apt, but there are no 3br units at the Preserve. The community believes that this development will attract young families, likely at a higher rate than The Preserve. I am sure it's no secret to you but the town's schools are all far along in the depreciation process and will certainly require significant capital expenditures and/or total replacement.

Lastly, I can say with confidence that the impact the Preserve had as far as water run-off and sewage issues was unforeseen. I know many people in that area who have incurred significant cost because of this. Given the topography of that tract, it's likely we don't run into the same challenges but we will run into unforeseen challenges. We don't know what we don't know, and I can assure that you not all of the consequences here are being factored in.

My apologies if you're not the right person to hear these concerns, but I had to voice them somewhere. I've been in touch with State Rep Dooley and will continue to be the mouthpiece for the several dozen concerned residents on whose behalf I write.

Best Regards,

Kevin

Kevin Twomey

Managing Director, Trading

The Debt Exchange, Inc.

100 Summer St, Suite 1900

Boston, MA 02110

(617) 531-3425 (Direct)

(617) 531-3400 (Main)

Jim Johnson

From: Dave Minsk <daveminsk@yahoo.com>
Sent: Thursday, October 3, 2019 12:46 PM
To: Jim Johnson
Subject: Re: Citizens of South Walpole have had enough - Please advise

Hi Jim

I was not sure if you attended the meeting last night at Boyden.

Overall I thought the developer was respectable and attempted to be transparent.

1. My #1 issue is the one road in and out on Summer Street. Traffic at that intersection is already bad. Many of the residents think there is an argument to be made there is a safety issue with students going to Boyden. At a minimum there should be another road in and out of this development.
2. Schools - According to the developer, the demographics study he cited by the town shows the schools can handle the projected new students. I trust Bridget Gough. If she says that is true then I would believe it. If show does not then there is an issue
3. Water/Sewer - It was stated on numerous occasions that the town confirmed there is capacity to support this project. Not sure if this is true but more details to come out.

State Rep Dooley was there and publicly opposed the project. So we will see.

Thank you

Jim Johnson

From: Dave Minsk <daveminsk@yahoo.com>
Sent: Thursday, September 26, 2019 10:43 AM
To: Jim Johnson
Cc: Seth Domineau; Dave F. Falzone; Judy Minsk; Dana Scott; Kerri Falzone; Katie Domineau; Neil DiMartinis; Trish D. Dimartino
Subject: Citizens of South Walpole have had enough - Please advise

Dear Mr. Johnson

I am writing regarding the October 3 meeting at Boyden school regarding the proposed 300 unit project for Summer Street.

The real question the citizens of South Walpole want to know: Is this project going to happen regardless of our extreme opposition or can it be stopped?

At this point, the citizens of South Walpole incur an UNFAIR burden of inconveniences. They include:

1. Traffic backup from all events at Gillette Stadium
2. Trash from all the events at Gillette Stadium
3. Increased traffic, safety risks and inconvenience from the expanded T-Service to Gillette Stadium
4. And NOW with a proposed 300 unit project, more traffic, and greater stress on the Boyden School system

Why should the citizens of South Walpole continuously be required to burden its unfair share?

Please advise if this meeting is just for optics or if our loud opposition will have any bearing on preventing this project from occurring

Thank you

Dave Minsk

6 Shufelt Road
South Walpole, MA 02071

Chrystal Kornegay
Executor Director, MA Housing
One Beacon Street, 4th Floor
Boston, MA 02108

November 2, 2019

Dear Executor Director Chrystal Kornegay,

There are serious local concerns regarding the proposed development by Omni on Summer Street in South Walpole. The fact that it has 40B housing is not a concern. 40B housing is important because of the shortage of affordable housing in Massachusetts. The community of South Walpole did not object to a very similar recent development with 40B housing less than a mile away from the proposed Summer Street development because the site did not present the serious concerns to the community that development on Summer Street presents. The proposed development would raise very serious concerns regarding health, safety, and the protection of the environment, with or without 40B housing. Omni Developers are exploiting the 40B law to build a development that would pose a risk to the town's drinking water, create unsafe conditions in our community, and cause harm to our natural environment and wildlife. The developers are looking to make a quick profit by building a development that is very inappropriate for this site, selling it, and leaving the community forever changed for the worse, without looking back. This should not be what the 40B housing law represents. We apologize for the length of this letter, but this proposed development is a very serious threat to our community in many ways. We want to protect our community and hope you will too.

There are only seven communities in Massachusetts that have sole source aquifers and Walpole is one of them. To best explain the seriousness of protecting this sole source aquifer, the following quotes are given by experts in this field. According to <https://earthworks.stanford.edu/catalog/mit-us-ma-c3ssaqu-1996>, "A Sole Source Aquifer is an aquifer designated by US EPA as the 'sole or principal source' of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50% or more of the drinking water for that area and for which there are no reasonably available alternative sources should that aquifer become contaminated." According to *Walpole's Master Plan*, the US Environmental and Protection Agency has found that Walpole's groundwater supplies are highly vulnerable to contamination. Walpole's complex of aquifers has been recognized by the EPA as a **sole source aquifer requiring special protection** because of the geological conditions and because there are no viable alternative sources of drinking water to completely replace the current sources if they were to become contaminated. "Runoff from streets and parking lots and development sites can affect protected areas before anyone notices it." (p. 34) The proposed development by Omni is on land above our aquifer and could impact our sole source aquifer. In addition to the concerns regarding how the proposed development could jeopardize our sole source aquifer, contamination had been found in the pond on the Baker Hughes site in the past. Independent testing of the soil on this site should be done to assure there is no contamination in the soil. If there was contamination in the soil, what effect would digging up this soil have on our aquifer? Omni Developers should not be entrusted to conduct this testing because their interest is in making a profit from the 40B law, not on protecting our community. In deference to the aquifer, Omni's submitted plan included gravel on the roadways in order to meet the footprint

requirements of being in an aquifer area. In the future, there is nothing to stop them from paving over those areas and affecting our sole source aquifer. Let's not be remembered as the people who failed to protect the drinking water for future generations. Let's not wait until we have reports in our hands telling us that the water our children have been drinking is unsafe due to contamination that could have been prevented with due diligence. The proposed development should not be permitted.

The public's **safety** will be adversely affected by the proposed development on Summer Street. The frontage is too small and there is only one entrance and exit. The single entrance and exit are in very close proximity to the **trains** that will travel at high rates of speed many times a day and night. For the proposed 300 units, there will be an additional 300-600 vehicles for residents of the proposed development along with additional vehicles for guests, service vehicles, and delivery trucks daily. The community would be greatly endangered if there was a fire or train derailment and only one entrance/exit to the proposed development that would be right next to the train tracks. Because of the railroad and aquifer, this development is blocked in with only one entrance/exit, and this way is blocked during stadium events. The nearest hospital is 10 miles to the north. With the gridlock traffic this area has during stadium events, this is a very serious problem. The speed train crossing with functioning street gates will cause traffic to stop and back up at the gates well past the single entrance/exit. The proposed development is in close proximity to Gillette Stadium. On the many occasions that there are events at the stadium, traffic is gridlock in our small community with winding roads. Police details are needed to regulate traffic in our small community during events at the stadium. With the proposed development, this very disruptive traffic with more vehicles in our community than it is capable of safely handling, could be a daily problem and there would likely not be police details to regulate it on a daily basis. The traffic study that Omni Developers conducted was done at times when traffic would be predictably low. This does not give one the impression that Omni Developers are trustworthy and/or sincerely interested in protecting our community.

There are further concerns about pedestrian safety. The road is hilly and windy and can be unsafe crossing the street. There are inadequate **sidewalks** and **lighting** along Summer Street and adjoining side streets that Omni Developers stated residents of its proposed development would like to use to walk to the train station in Foxboro. There are additional safety concerns about **children** from the proposed development playing near the train tracks in very close proximity to the development, and children walking to the nearby Boyden School. Furthermore, the South Walpole Commons is not designed to handle the amount of traffic proposed. For many safety concerns of local residents, this development should not be permitted.

There are many wild animals and some endangered species on the proposed Summer Street site. Protecting open space for wildlife habitats and corridors is important to the community. The proposed site is listed for NHESP Estimated Habitats, Environmentally Sensitive Area, and Primary Natural Priorities on page 57 of the *Walpole Master Plan*. Beaches in Massachusetts have been closed to protect endangered species. Wildlife and endangered species should also be given protection in our community. Many potential **vernal pools** have also been located in Walpole, many of them in or adjacent to wetland areas. This environmentally sensitive area that Omni Developers would like to build on needs to be protected.

The **character of the South Walpole Community** would be significantly altered if the proposed development was approved for Summer Street. There are some historical houses and landscapes on this road. It was suggested in the *Master Plan* that Summer Street be considered as a **Scenic Road**. Under the *Walpole Master Plan*, Summer Street is part of a **proposed priority bike route** and **South Walpole Common** is considered a "**Cultural Center**." These are just some of the things that reflects the

community character of the area that would be significantly impacted by the proposed development. The mass and scale of the proposed development and its relationship to the adjacent residential neighborhood is not consistent with the character of South Walpole. The **density** of the proposed development is not consistent with the character of South Walpole. The buildings on the proposed site are inconsistent with nearby existing residential building typology. The **conceptual project design** for the proposed development is not appropriate for this site. The proposed development should not be permitted.

The Town of Walpole has had extensive building of developments in recent years and is working diligently to comply with the 40B requirements. 40B housing is not what the residents of this community is concerned with. The South Walpole Community is very concerned about the health of its residents by protecting our sole source aquifer, the public safety of our community, the protection of wildlife and endangered species, the protection of an environmentally sensitive area, the protection of the character of our community, and the quality of life of the residents of this community. The site is very inappropriate for the proposed development by Omni. We urge you to help us protect the South Walpole Community by not permitting the proposed development by Omni. Thank you for your consideration.

Sincerely,

Daniel F. O'Shea
Sheila A. O'Shea

ELLEN M. CURRAN

**12 Cobble Knoll Dr.
South Walpole, MA 02071
617-645-7560
curranellen0@gmail.com**

November 5, 2019

Dear Mr. Johnson,

As a resident of South Walpole, I want to express to you my deepest concern regarding the Omni Development 40b proposal for the Cedar Edge/Cedar Crossing development of 300 new units located at 55 Summer Street, South Walpole.

As a social worker, I know the tremendous need for affordable housing and believe in building more affordable units. But, it's not affordable housing that's the issue. It's the construction of 300 units including buildings 5 stories high, creating a traffic jam of about 600 cars, spilling out onto a narrow country road twice a day, from its only entrance/exit, during high traffic times.

In addition, I'm sure that you are aware that train service to Foxboro has recently begun. This new service means that the train crosses Summer Street 20 times a day. This railroad crossing happens to be right next to the entrance/exit of the development. So now we have an influx of a few hundred cars entering Summer Street along with the train zooming by, halting traffic creating a back up at Cedar Edge along with the other South Walpole residents hurrying off to work.

Then, there is the concern of the children walking to the Boyden school in the middle of this busy confusing traffic. Mothers of South Walpole have expressed safety concerns for their children. There will be mothers among the 300 new units who will also be worried about their children's safety.

South Walpole is a small New England village with quiet narrow streets. Summer Street is not equipped to handle this amount of traffic. The sight of 5 story buildings rising among the homes of this quiet neighborhood is not a good fit. In addition, this development will take about 2 years to complete.

During the construction, the heavy equipment needed will also contribute to traffic backups and create noise disturbances.

I mentioned earlier in this letter that new development will have only one entrance/exit. Should there be an emergency, can you imagine 600 cars evacuating onto this narrow street with a railroad crossing, with emergency equipment trying to enter the same entrance/exit at the same time?

I'm asking you to please consider the present residents of South Walpole and the future residents of Cedar Edge/Cedar Crossing, South Walpole with regard to how the present 300 unit plan would effect the community. Please consider narrowing the scope and size of this development so that it can fit into the community and be a welcome addition.

Sincerely,

Ellen Curran