



John F. Carmichael Jr.  
Chief of Police

## WALPOLE POLICE DEPARTMENT

• TOWN OF WALPOLE •  
COMMONWEALTH OF MASSACHUSETTS



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Date: 10/30/2020  
To: Amy L. Messier  
From: Chief John Carmichael, Walpole Police Department  
Ref: Summer Street 40B Project Comments

In review of some comments provided by the applicant, they seem to have responded to multiple questions as not being their responsibility as far as public safety advancements to the surrounding area. On the contrary, the applicant is proposing to add 300 units to a confined area, increasing traffic, and adding pedestrians, many of which will be adolescent age. In comparison to the Pulte project, Pulte offered many upgrades to the infrastructure in and surrounding the area through public safety mitigation. To further reiterate the position of public safety, I have responded to their responses relative to our original commenting.

Applicant Response 11/9/20: The Pulte “off-site infrastructure” commitments were negotiated in the context of converting the development from a 40B with a 25% affordable component to an all Market rate 55 Plus project which saved the developer significant losses on the affordable units and is therefore not a relevant comparison.

Summer Street infrastructure including sidewalk connections to Delapa Circle area not adequate. Roadway is hilly, winding, and can be unsafe crossing the street or for vehicular travel. More sidewalks and improved signage and infrastructure needed.

Applicant Response: The lack of a sidewalk between Delapa and Winter streets is unrelated to the Cedars Developments, is existing infrastructure and the Applicant will not agree to fund the construction of this sidewalk.

Police Response: A Summer Street sidewalk connecting to the development is not unrelated to the development. The development will become part of the neighborhood and there will be a significant amount of children, pedestrians, and bicyclists, coming in and out of the development. Therefore, the applicant should update the infrastructure surrounding the project.

Applicant Response 11/9/20: The applicant has offered funds to support some offsite improvements in South Walpole that may be deemed priorities by the town. The sidewalk between Delapa and Winter is existing infrastructure that has sufficiently supported the neighborhood prior to the introduction of

the Cedars Developments. If the town deems this a priority, offsite funds provided by applicant could be applied.

Surveillance camera system (such as at Alta Easterly Apartments) are vital for onsite public safety matters.

**Applicant Response:** Applicant will consider installing surveillance cameras to monitor leasing office areas, amenity space and perimeter cameras to monitor parking areas. These cameras are not monitored in real-time, but footage is stored for review if an incident occurs.

**Police Response:** PD would also request a camera be installed near the entrance/exit. This has proven to be a valuable tool when incidents occur requiring police to assist residents of the development. We would also request that management collaborate with WPD to provide video to assist residents during an investigation.

**Applicant Response 11/9/20:** Prior to opening the project the applicant commits to have its property manager and a representative of the Homeowner's Association meet with the Police officials to discuss appropriate surveillance.

Location of apartments proximate to stadium adds unique issues of traffic volume in South Walpole, pedestrian traffic, and parking violations effecting public safety resources.

**Applicants Response:** Traffic related to the stadium is beyond the Applicant's control and the Kraft organization should provide the required mitigation.

**Police Response:** Traffic related to the stadium is beyond the applicants control; however, pedestrian safety is not. The residents of the development will be attending stadium events and with the added amount of people in the development, the pedestrian pathways from the development should be upgraded and safety enhanced. Additionally, the development itself will be impacted due to stadium events as the Preserve has been in the past.

**Applicant Response 11/9/20:** See note above regarding offsite infrastructure upgrades. With respect to stadium events, property management and representative of the Homeowner's Association will meet with Police officials to discuss handling of events at the Cedars Developments.

The Walpole Police Department would suggest that the projects traffic engineering look into doing a traffic study and meet with Mass DOT to reduce the speed limit on Washington Street. We would also suggest continuing the sidewalk all the way to the South Walpole square on the same side as the project. The 40mph speed limit just north of Boyden School should likely be

reduced to 35mph.

Applicant Response: The Public Safety desire for a lower speed limit on Washington street is not related to the Cedars Developments and could be studied by the town and a subsequent request made to DOT to allow a lower speed limit made by the town. The Applicant will not agree to perform the study.

Police Response: The applicant has already stated in an open meeting with Department Heads that they would be happy to use the traffic study to work with DOT to reduce the speed limit in this stretch of roadway. This response is contrary to what they said. The speed limit is related to the development as there is more traffic generated and the speed limit is outdated in this stretch of roadway. The applicant stated that they already have the study completed and therefore it would not be much of an issue to mitigate with DOT.

Applicant Response 11/9/20: The information necessary to perform a speed study was not collected for the January 6, 2020 Traffic Impact and Access Study (TIAS) that was prepared for the project. To perform the speed study, an Automatic Traffic Recorder (ATR) is typically used to gather the volume and speed data of vehicles for the road being studied. For this project, an ATR was not installed on Washington Street.

However, the applicant is committed to providing funding for off-site items in South Walpole. The cost to support this effort could be added to the list of items the “off-site funding could be expended on”. Bayside engineering estimates this cost would be approximately \$7500.00.

Respectfully submitted,



John F. Carmichael  
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