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Zoning Board of Appeals
Walpole, MA

To Whom It May Concern:

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. I have written numerous letters to different boards and state representatives expressing my many concerns with this proposed project over the past year since our community was first rocked with the shocking news of such a monstrosity of a complex thrown into our quaint and historic neighborhood.

Over the past year, David Hale from Omni Development has changed the plans for his project numerous times. None of these changes, however, have addressed the concerns of the residents. Most recently, the project has changed to 56 single-family homes, 192 apartments and 52 townhouses included in two six-story buildings. In this last change, four single-family homes have been altered to four duplex homes, again increasing the number of new residents living in the 57-acre area.

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 hundreds of prospective families to join us. I have previously voiced my concerns around the extreme noise pollution and physical disturbances that the years of demolition and construction will produce in our backyards. I have also expressed the grave dangers that are inevitable with the addition of hundreds of vehicles and how it will negatively impact our narrow and already congested streets. You have heard from many of us about the stresses of the Kraft Line and Gillette Stadium traffic (pre-Covid) and how the impact of these additional vehicles will cause complete chaos and add even higher risk of accidents, particularly with young pedestrians walking to and from both Boyden Elementary School and the South Walpole Preschool. I assure you from over five years' experience in this neighborhood, the South Walpole Common cannot handle the additional traffic and the safety risks are unimaginable. I have even stated our concerns for the new young residents who live in the development and the proximity to the train tracks, that encompass 20-30 trains bombing down the tracks constantly throughout the days and nights, and how a consistent fence is unobtainable due to the wetlands. The major concern of only one egress to enter and exit this massive complex and all of the safety concerns surrounding this for fire, police, and the complexity of the busy morning and evening commute has also been noted many times during previous hearings. The safety concerns are truly never-ending with this proposed project.

While safety, like I stated, is my number one priority, I'd also like to address the questions of how a monstrous complex will even "fit" into the small-town feel of South Walpole. I ask you to think of the following questions when considering this project: 1) Does the type of architecture and design fit into similar roof lines and building materials of South Walpole? 2) What is Omni able to preserve of the trees and landscape for buffers between the units within the lot, not just for us as abutters?

As always, I am extremely grateful for the hard work and dedication this board and its members endures to preserve our loving town. I ask that you re-read all of the previous letters the residents of South Walpole have submitted, as we collaboratively have so many valid concerns. I ask for your sincere consideration in, at the very least, greatly decreasing the scope of this development to ensure the safety of our community. Our family's future is literally in your hands.

Thank you for your time.

Sincerely,

Becky Litvak

Becky Litvak
South Walpole Resident