

From: William Hamilton <bill_hamilton45@hotmail.com>

Sent: Sunday, February 21, 2021 3:22:10 PM

To: Ashley Clark <aclark@walpole-ma.gov>

Subject: Public Comment Submission for ZBA Omni 55 Summer Street Hearing 2/22/2021

In my opinion the ZPA must accomplish the following to protect our public water supply:

- 1) The Omni project must maintain impervious areas at 15% or less. See appendix A
- 2) The Omni project can only construct single family homes on the required lot size. See appendix B
- 3) Suspected illegal dumping of hazardous material on Bird Machine property now part of the Omni project requires a 21E performed by an Environmental Professional. See appendix C
- 4) All Commonwealth of Massachusetts ZONE II public water supply protections must be enforced. See appendix D
- 5) The proposed access abutting the railroad ground crossing at Summer Street is too dangerous and more appropriate access on Route 1A is demanded for the safety of residents and travelers in South Walpole. See appendix E
- 6) The proposed second emergency exit requires a three Police Officer Detail for the Fire Department to access. It is not safe to use this because it lacks the appropriate line of sight demanded for safe travel in South Walpole. See appendix F
- 7) No chemicals or hazardous materials in greater than household quantities allowed in the foot print of the Omni project. See appendix G
- 8) No refueling of equipment within the footprint of the Omni project. See appendix H
- 9) The Board of Health must approve all chemicals use to fight snow and ice and the quantities used. See appendix I
- 10) The Board of Health must approve all chemicals and traps used for insect and pest control. See appendix J
- 11) The estimated cost by the finance committee to improve the South Walpole square including unforeseen changes in its reconstruction must be held in escrow by the Walpole Cooperative Bank before Omni can break ground to build the project. See appendix K
- 12) Omni's project is 95% within a mile of the MWRA sludge site and if sludge is deposited in that site The Omni project market value would be zero, therefore, Omni would pay no property tax. The Omni project would still generate expenses for Police, Fire, BOH, and Town Departments. The ZBA must negotiate a fee structure for these costs no longer paid for by property taxes. The Walpole property tax payers should not have to pay for bills generated by Omni but no longer covered by property taxes. No tax no appendix

Appendix A

Donald Yonicka President of IEP. Who and his employees performed the work in the field for the WRPOD as required by the Secretary Of Environmental Affairs', and DEQE. Gregor I. McGregor was the legal consultant engaged by Walpole to guide the WRPOD through adoption by Town Meeting and approval by the Secretary of Environmental Affairs', and the Attorney General creating the WRPOD Commonwealth of Massachusetts by law the WRPOD, which defines and protects our public water supply ZONE II's

Appendix B

The WRPOD Commonwealth of Massachusetts By Law must be obeyed by Omni it is not local zoning.

Appendix C

The attached PDF "Bird Machine Cleanup 8.19.2011" states after more than a decade of cleanup, environmental experts said the former Bird Machine is nearly safe, but it won't be developed for homes, business or any other use". The 134-acre parcel is over the Great Cedar Swamp Aquifer, and the nearest public drinking water well is 800 feet from the contamination. I was at that meeting. Today I know that any contamination across from the Redwing Dinner will reach the same wells in six years and nine months. Renovation through the soils and dilution of the condiments allows Walpole to safely treat our drinking water. However, as saturation of the renovation soils, and a reduction in the recharging of water to the Aquifer by the Omni project reduces the dilution of the contaminants at the well head. Mass Housing and DEP should not let this project proceed without serious reduction in scope. The contamination at Bird Machine was discovered when illegal dumping was revealed and a 21E was performed. Illegal dumping over the railroad tracks on to the Omni site has been claimed by the same sources that were correct in the past. A 21E must be done. ENSTRAT engaged by Omni did not consider that the Omni site had any evidence of potential unauthorized use or evidence of uncontrolled access; therefore, interviews were not conducted with neighboring or nearby property owners and occupants to obtain additional information for the site or surrounding properties. Some of the contamination on the Bird Machine site was suspected to be from illegal dumping, which included illegal dumping across the tracks on to Omni property. The ZBA must pursue such suspicions to protect Walpole's public water supply.

Appendix D

I witnessed the testimony of John P. Jemsek, Ph.D. against putting MWRD sludge in Walpole. He proved the 94 acer MWRA sludge site was in the Head of the Charles River water shed. The Head Waters of Neponset River Water Shed also abut the MWRA Sludge site Omni is in the Head Waters of the Neponset River Water Shed. This is critical ZONE II that must be protected for Walpole's public water supply and those Towns down stream.

Appendix E

A paper Street American Drive years ago went from summer Street to the end of Production Road. When a power plant was proposed for the Town of Walpole it displaced the American Drive at the end of Industrial Road. The power plant never moved forward so an entrants and exit would be safer connecting to Industrial Road. A second entrance exit could occur via a former junk yard used car business. Summer Street is to dangerous for Omni to use even after it is reduced by the ZONE II requirements of the WRPOD.

Appendix F

As stated in Appendix E the second exit is extremely dangerous as I explained in a previous puplic comment submission to the ZBA via Ashley Clark

Appendix G

ZONE II requirements prohibit the use and storage of hazardous materials and chemicals in the public drinking water aquifer. The Board of Health (BOH) must strictly regulate all use to protect the health and safety of everyone in Walpole.

Appendix H

No refueling of gasoline or diesel equipment can be allowed and hefty fines including work stoppage must be use to protect our drinking water. Enforcement by the building department, BOH, Police, and Fire. No gasoline or diesel can be stored on the Omni site.

Appendix I

All chemicals used to fight snow and ice must be approved by the BOH and the Water and Sewer (W&S) Commission. In the past sodium levels became high in our drinking water and the Town had to restrict the use of salt to fight snow and ice. High Salt levels present a danger to some people.

Appendix J

All chemicals, posions, and traps for insect and rodents control must be approved by the BOH and W&S

Appendix K

This must be done because the Omni project might not complete in a timely fashion, or file for bankruptcy.

Appendix L