

Sent: Sat 2/27/21 4:12 PM  
To: Ashley Clark; Amy Messier

Public Comment Submission: Omni Development LLC 55 Summer Street 40B 3/1/2021 four  
In my opinion Omni must do the following:

The property rights of residents of South Walpole require Omni provide a second water tank in South Walpole, because South Walpole is the highest part of Walpole and the single tank water level can drop below fire safety level for all homes. Caused by delay for fire equipment to arrive in the Omni development; time while sprinklers discharge water, and amount of water needed to suppress fires in such large structures.

The property rights of homeowners who paid a benefit of \$6,000 dollars when the sewer past they're home and Omni is taking the capacity they paid for. Omni must compensate the sewer capacity they have paid to enjoy when it comes time for them to hook up to the sewer.

Omni must build the test wells and formulate a monitoring regiment essential to warn when our School Meadow Brook wellfield is being threatened. This is essential after the Preserve eliminated Walpole's only future wellfield site for Walpole's public water supply.

Attached please find a PDF that outlines what the ZBA can stipulate as a condition to ensure Walpole gets distributed all profits over twenty percent that Walpole is entitled too. Please require this condition.

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 site 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 brake 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

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