

Lauren Michalski

From: AOL <eriann79@aol.com>
Sent: Saturday, August 26, 2023 10:56 AM
To: Zoning Board of Appeals
Subject: 55 Summer St - Omni Development

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Good morning,

I am an abutter of the property known as the Omni Development and also an RTM of precinct 5.

I wasn't able to attend the recent ZBA meeting but was able to watch it on Walpole media.

I appreciate the time and effort that the ZBA has taken so far to deliberate on this new change in the project. This change poses an entirely new project and the decision to approve should not be taken lightly or minimized.

I agree with the public comments that were made, especially those from JoAnn Malone, Mark Major, Mark Meleger and Joe DeSisto. The change in this project poses an entirely new set of issues on top of the existing issues that haven't been resolved, ie related to traffic, safety and the appearance of a city like building coming to historical South Walpole.

As someone who'll be directly affected by this project, I do not feel the request to change the project to all rental units should be entertained. The original hearing went on for years and a decision was made. The decision should be final.

Regarding what the "expert" said on traffic, I do not believe that traffic will be lessened with all rental units based on a generic model that didn't take into account that the complex will be near a giant stadium that poses its own unique set of problems. If the stadium was in fact taken into consideration, I'd like a new traffic study be done during a concert, during football season and also during Boyden school drop off and pickup, all which are completely unique traffic situations that haven't been yet studied. I'd also like to know their plan for when there are events and those residents have visitors come park for free or for a fee. We all know in South Walpole that this occurs, permitted or not, and will absolutely be happening at this complex. Who will be monitoring this? Also, I'd like to know who we can we call to complain when there is overly excessive traffic due to almost 300 more units parking cars, especially when there's an emergency?

I am not sure why trails would be discussed at this point in time. Extending the trail is the least of issues with this development and having a trail doesn't mitigate the negative affect this change will have on our community.

Speaking for myself and as an advocate for many of my neighbors who actually live here and will have to live with the ZBA decision, I urge you to deny this change. There is no monetary value that would justify this change and any negotiating or conditions or more money from Omni should have been done before the project was approved the first time around. I don't know why it wasn't but at this point, the project is final and we should be done with it. If the decision to deny is appealed by David Hale then so be it. South Walpole will not be any worse off than where we were before. South Walpole will however be even more negatively affected if this change is approved.

Thank you,

Erica Burdon