



Town of Walpole
Commonwealth of Massachusetts
Office of Community & Economic Development

JAMES A. JOHNSON
Town Administrator

Patrick Deschenes
*Community & Economic
Development Director*

Memo

To: Zoning Board of Appeals

From: Patrick Deschenes, Director of Community & Economic Development

Date: 8/21/2023

Subject: 55 Summer Street, Cedar Edge 40B Modification – Recreation Amenity Space

The proposed modification of this project does presents some benefits from both a development and environmental standpoint. A reduction in impervious surface to a site with extensive wetlands and three vernal pools can't be understated. However, what is lost from this proposed modification is that social connection to the surrounding community. With the removal of the proposed ownership units within Lot 2 there is now a significant buffer from the proposed development and the abutting properties. With this space adjacent to the proposed "Driveway-A" I would encourage the developer to utilize this area for publicly accessible open space and recreational opportunities.

While there is an existing riverfront trail that will be publicly accessible, the southern access point on Lot 2 effectively leads to nowhere now that the ownership units have been removed. Rather than remove this access point to the trail I would like to see the developer provide a continuation of the access point to some variation of a park or other form of passive recreation that can be utilized by both residents of the development and the public at large. Additional public parking for this space and trail access point could be utilized off "Driveway-A". While this proposed modification does pose some identifiable benefits, I would stress the importance of promoting a positive community impact where at all possible, and increasing access to open space can certainly provide that opportunity.