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To: Zoning Board of Appeals; Ashley Clark

Good morning,

I am writing with some concerns I have over what was discussed at the ZBA meeting on 3/1 with Omni.

It appears that Town Counsel is advising ZBA to not deny the waiver of 70 feet, but instead allow the waiver with a modification of 5 stories instead of 6 stories.

The residents of South Walpole have grave concerns about this waiver. This isn't simply a vote here. This is literally our lives that will be affected, also the lives of our children and the lives of future potential residents. David Hale knew very well when he purchased that land that he would need a waiver to build 6 story buildings. This is a waiver that the ZBA is **not** required under 40B to approve.

The argument was that HAC could potentially deem the project as uneconomically feasible. We are struggling to believe that a project that causes severe safety issues such as this one, would be allowed at the HAC level and believe that our safety is worth fighting for. We are struggling to believe that a complex in this size, with market rate housing that is not affordable, would be deemed uneconomically feasible when clearly the Developer will be making ample money even if he created 240 units and not 300. This isn't about affordable housing. If affordable housing was the top priority then he could make more of the units affordable, yet he is not. He is choosing to make the bare minimum affordable simply so that he can override what is safe and reasonable to build his Development.

Approximately 100 residents of Walpole have hired our own lawyer who is an expert in 40B law and has dealt with David Hale himself. He has stated, "I've never seen a project four stories tall be deemed uneconomic, much less two buildings at that height. Walpole should fight this project to reduce the density and make the developer prove that two four story buildings are uneconomic. That would be unprecedented."

The residents of South Walpole are not comfortable or happy with 5 or 6 story buildings, especially if WFD does not believe that this is **guaranteed** to be safe. Our opinions matter immensely. We are the ones who have to deal with the consequences of this vote.

We are in the middle of a pandemic, but at some point, Gillette Stadium events will be occurring again. These events do not only include football games. Events include concerts and other sporting events. Some may not be aware, but during events, many residents use their private property to park cars. There is an Article at Town meeting that will be presented in the Spring to legally allow residents to be able to use their lots as private parking during event days. South Walpole legitimately becomes a parking lot during Stadium events. What is going to happen when (not if, when) residents from this complex also have friends/family parking at or visiting them during Stadium events? Double the amount of vehicles will be stopped in the midst of South Walpole, some waiting to park on lawns, some stuck in the streets, waiting to pass. What is going to happen when the one entrance/exit to the Complex is blocked because people are trying to get in and out during Stadium events? What will happen if there's a fire or a disturbance where the police or fire need to get to the complex, past the train tracks, and literally can't get in easily because of all the traffic stopped in the middle of South Walpole? How is creating a 5 or 6 story building, 2 buildings for that matter, that will be far back in the complex, going to be safe for anyone? How will it be safe for the residents who live there? How will it be safe for abutters? Does the HAC truly not care about the safety of the residents who will be living there? Why are we not being heard? How is this being allowed? South Walpole and Stadium events go hand in hand. One simply cannot just forget about events down here. This is a HUGE part of South Walpole that greatly affects life, I cannot reiterate this enough.

This Development is unprecedented. There is no other Complex in this State of this size that has been built less than a mile from Gillette Stadium, with one usable entrance/exit that abuts a high speed train track, also less than .5 miles from 2 schools. This complex isn't like any other 40B development and should not be treated as such.

On a side note - I am heavily concerned with Sean Reardon's statement that cars will not be backed up to the train track during school pickup. I don't know if he feels the people of South Walpole, those who experience the traffic down here every single day, are exaggerating or making it up, but there have been plenty of days where the traffic currently HAS been backed up to the train track, and that isn't possibly going to change when more cars are added into the mix. I have already sent a number of pictures of the traffic patterns that occur down here, but if I can snap some when the cars are in fact backed up to the train, I will do so. I regret not sending these pictures already, as this has happened several times over the past few months.

It has been extremely frustrating to hear false statements made when the public cannot speak out during the meeting, and reply to these statements, and say exactly what does happen down here. It was frustrating to hear David Hale claim that he spoke to the abutter at 91 Summer and said they were ok with the waiver when they were in fact NOT ok with it. It was frustrating to listen to our own Town Counsel claim that the HAC would deem 4 stories as uneconomical when we are being told otherwise by a legal expert and when this Development is already going to make quite a profit, even if it was only being built at 240 units. It is frustrating to know that the Town isn't doing everything that they can to help us fight against an astronomical development that has no right being built where it is, and wouldn't be going where it is, should Walpole have already met the 10% affordable housing threshold.

Our Community will not give up in our fight in downsizing this Complex. Every email, every hearing, has been made public. Every future resident of this complex will know every single safety issue that was posed. They will see Hale making false statements, they will understand the traffic problems that won't be mitigated by a change in an intersection, and they will know exactly what they are moving into.

Thank you for keeping the residents of South Walpole in mind when making this decision. We are hundreds of people who have joined together over the past year to keep our community the way that it should be, safe and livable.

Erica Burdon