

Houle Family
20 Victoria Cir
Walpole, MA 02081

May 5, 2021

Dear Walpole ZBA,

We're writing regarding the Dupee Street 40B Development (Case No. 05-20). We live at an abutting property next to this development.

All comments are regarding the updated 8 single-family home proposal that was originally presented on 12/2/2020. I have concerns that I don't believe have been adequately addressed:

1. **Privacy:** Per the current plan, my backyard will go from complete privacy to 3.5 houses directly behind us. This is a significant change on many levels. I do not agree that the 4-5 ft arborvitaes, spaced 6-8 ft apart in single file on top of the 1-2 ft berm provide adequate privacy, especially when the back of the house is a 3-story building, compared to all 2 story buildings on Victoria Circle. The main floor of the new homes would be looking into the 2nd story of our home where bedrooms are.
 - (A) Taller, more mature trees would be more appropriate.
 - (B) Fewer and smaller windows on the back of each home would also help as the plans currently project 40 windows staring into my house.

2. **Light "overflow/pollution":** I'm still concerned with light overflow from the development into our backyard from 3 different sources: cars parking/turning in the turnaround, street lights, and backyard spotlights.
 - (A) Additional trees between the turnaround and the row of arborvitaes to provide additional protection from lights
 - (B) A condition that bright spotlights on the back of the homes will not be installed as part of the HOA

3. **Parking:** I'm unclear on what conditions on street parking on Dupee street are being proposed. Given the lack of parking available, I'm concerned visitors may need to park on Victoria Circle and cut through my property to get to Dupee Street.

4. **Emergency:** Given the requested waiver for a minimal side setback between houses, I'm concerned any fire emergency will have the potential to turn into a more dangerous situation involving multiple homes, especially on units #1-6. This would require additional emergency vehicles. On March 24, 2021 in a letter from Walpole Fire Dept, the Deputy Fire Chief says,

"The analysis shown on the Revised Fire Apparatus Turning Movements: Ladder Fire Truck Right Turn Enter & Exit document appears to show a requirement for Tower 1 to swing wide left in order to make the right hand turn into Dupee Street. If possible, the entrance should be re-evaluated to eliminate this dangerous maneuver."

On April 14, 2021, it was mentioned by the applicant's partner (Green International Affiliates, Inc.) that it would be infrequent and not a big concern. Per The WFD letter dated 2/22/2021

“This is prohibited per 527 CMR 1. 18.2.3.4.8 Travel in the Opposing Lane states, the use of the opposite travel lane is prohibited in the design of all new fire apparatus access roads”.

I do not believe the fire safety code was written based on frequency of application but rather based on safety. In summary, I'm very concerned that if a fire were to occur it has the potential to be further made unsafe for this development and surrounding areas given the minimal setback and potential lack of attention to the Deputy Fire Chief's concern.

Thank you,
Houle Family