

Janis D. Selett
257 High Plain Street
Walpole, MA 02081

September 30, 2020

Via E-mail: aclark@walpole-ma.gov
Town of Walpole Zoning Board of Appeals
Commonwealth of Massachusetts

Re: Wall Street Development Corp., Case #05-20 (the “Applicant”)
Property Located at Dupee Street (Map 35, Parcel 380-1), Walpole, MA
Zoning District RB (the “Property”)

Dear Members of the Walpole MA Zoning Board,

My name is Janis Selett. I live at 257 High Plain Street and as you know, I am an Abutter to the Property - my property is at the corner of High Plain Street and Dupee Street.

I will do my best to keep this letter as brief as possible but this is, as I stated in my previous letter, a very serious matter which is going to have, unfortunately, a negative impact forever going forward on my privacy and the quiet enjoyment of my home, which I have lived in for many years.

After attending the Zoom Meeting of the Zoning Board of Appeals meeting on Monday, September 20, 2020, I have reviewed what I believe are the up-to-date plans for the Property and I am asking you to take into consideration my concerns to some of the issues which I have previously raised, and in the spirit of compromise suggest the following.

I stand strong in my belief that the Property, as currently proposed by the Applicant, simply does not fit into the neighborhood. Due to the size of the lot, I believe the Property should have no more than three (3) duplex condominium units built on it which would house six (6) families. Any more units would be like trying to stuff a size 10 shoe into a size 3 shoe. It simply doesn't work. **Building no more than three (3) duplex condominium units would add six (6) families, creating a lesser impact on the neighborhood than what is currently being proposed, and which, I believe, would be a more appropriate fit for the size of the Property and the neighborhood.** Also, the addition of six (6) families will increase the vehicular traffic to a minimum of twelve (12) cars and/or a combination of other motor vehicles, i.e. trucks, motorcycles, boats, and/or campers, which I believe is also being realistic. Furthermore, there is the reality of the potential for **each household to have four (4) motor vehicles, which would then add an additional twenty-four (24) vehicles. Even with a minimum of twelve (12) residential vehicles that is a lot of increased vehicular traffic to Dupee Street. In addition, the new residents will also create additional increased traffic on Dupee Street in the form of**

Via E-mail: aclark@walpole-ma.gov
Town of Walpole Zoning Board of Appeals
Commonwealth of Massachusetts
September 30, 2020
Page 2 of 2

visitors, holiday celebrations/celebrations, delivery vehicles, including but not limited to, fuel delivery trucks, general delivery trucks (i.e. Amazon, UPS, USPS, and food delivery from supermarkets and fast food/restaurant delivery, etc.).

As I stated in my previous letter, traffic has increased over the past fifteen (15) years at an alarming rate, and having the new condominiums at Pennington Crossing is certainly going to also adversely affect the traffic situation on High Plain Street (Route 27), as it is a direct access to Route 1, as well as the two (2) large condominium complexes off the center of Walpole by the railroad station and the old Kendall site will also have an impact on the traffic on High Plain Street.

It should also be noted that the cars drive at a high rate of speed, in both directions, on High Plain Street. The posted speed limit is 25mph going North and 35mph going South. The Police are always pulling cars over right in front of my house with the Police cruiser blocking Dupee Street. There have been many vehicular accidents in the immediate area. The most recent car accident was in July, 2020 and happened directly across the street from the entrance to Dupee Street, in front of 254 High Plain Street. **That accident involved a four (4) car pileup. This is a real life traffic update that a traffic assessment/study chart can't provide you with. We the people who have all lived here for many years, decades for most, can attest to.**

What the Applicant is currently proposing for the Property will also negatively impact my privacy as well as my continued quiet enjoyment of my property. As compensation for my loss of my privacy and continued quiet enjoyment of my property due to the proposed project on the Property, I want the Applicant to execute an Agreement with me for a privacy barrier of my choosing, (i.e. a fence or a fence of trees) along the full sideline of my property, the full cost of which, including any and all expenses associated with such barrier, to be paid to me by the Applicant and to be set forth in such written agreement.

I thank you for your time.

Sincerely,

Janis D. Selett