

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

July 20, 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 and I live at 257 High Plain Street.

I am an abutter to the above-identified Property. I have been a resident of Walpole since 1977 and have lived at my current residence since 1993.

As an Abutter to the Property, I am very much opposed to the project for the Property as it is currently proposed by the Applicant. I am writing to you, as it would take much too long to verbalize at the hearing scheduled for Monday evening, July 27, 2020, even if we weren’t living through a Pandemic.

My comments are in no particular order of importance, as they are all of high importance to me.

I feel very strongly that the Applicant as represented by Mr. Petrozzi (a Principal of the Applicant”, hereinafter referred to as “Mr. Petrozzi”), has not only done an injustice to our small, quiet neighborhood but he has deliberately not been open and/or upfront with the Abutters with respect to his plans for our neighborhood, as he knows most likely from the way he conducts his business, that the Abutters are not pleased, to say the least, with what he is proposing to build at the Property. He knew that there would be opposition so instead of being a decent human being and approaching the Abutters to at least see if there could be some understanding and agreement or common ground, he chose to go behind our backs. When I received Mr. Petrozzi’s letter to the Abutters, I immediately reached out to him via e-mail asking him what his plans were for the Property and his response was that as things progressed he would let me know. I never heard from him again.

The number of units that Mr. Petrozzi is currently proposing to “stuff” onto the Property is excessive and speaks of his GREED and unwarranted for the neighborhood. If the Property was a 20,000 sf circle, a buildable lot for the Town of Walpole, Mr. Petrozzi would not want to build on it as there would only be room for one (1) single family home.

While I understand the situation that the Town of Walpole is in with respect to compliance with 40B Housing from the Commonwealth of Massachusetts, I have no problem with 40B Housing or Section 8 Housing. My main issue is with the number of units being proposed and the negative impact it will have not only on myself but my neighbors and the quiet enjoyment of our lives in our homes which also includes, but not limited to, rainwater issues and traffic. **Even if there weren't so many large housing projects going on right now in Walpole, for Mr. Petrozzi to want to stuff twelve (12) families on a 1.22 sf acre lot is unnecessary and doesn't fit the neighborhood.** The Commonwealth of Massachusetts Housing Authority is incorrect. All they care about is the Town of Walpole getting to at least ten (10%) percent of its 40B Housing, as well it should, but not by unnecessarily “stuffing homes” in where it is not warranted. Also, I don't know where the 2-family homes are that the Commonwealth of Massachusetts Housing Authority referred to in stating that the proposed project fits into the neighborhood.

As you are well aware, Mr. Petrozzi has another Housing Project on Burns Avenue in East Walpole as well. Mr. Petrozzi is motivated by GREED and doesn't care about the Town of Walpole. If you read the Addendum A to the Purchase and Sale Agreement dated February 14, 2019 entered into by and between Wall Street Development Corp. (Mr. Petrozzi), and the current owners, specifically Paragraphs 1, 7, 8 and 10, Paragraph 10 states that, “So long as this Agreement remains in effect, Seller shall keep all information and any other communication related to this transaction strictly confidential and shall not disclose or discuss any details of this transaction with any other parties.” It is unethical to keep the people affected by this in the dark. It is WRONG. We deserve to be treated with respect not disrespect. We are not living in a city or town lacking housing, the Town of Walpole just hasn't yet fulfilled its 40B Housing requirements with the Commonwealth of Massachusetts. The current Owners/Sellers have tried for years to sell the Property and wrote their Purchase and Sale Agreement in such a way as to not lose their buyer this time. The Sellers are just as unscrupulous as is the Buyer. We don't need to be bullied by Mr. Petrozzi because the Town of Walpole hasn't as yet reached its ten (10%) percent of 40B Housing with the Commonwealth of Massachusetts.

From what I have read of the “traffic assessments”, the numbers are not real. What is real is trying to get onto Route 27, a/k/a High Plain Street, from Dupee Street not just during “morning rush hour” but most anytime. The traffic has increased tremendously in the last decade or so. AND it is of utmost importance to note that during certain times of the day, especially during the “morning rush hour”, it is not only difficult but dangerous to get onto Route 27, no matter whether you are going North or South as there is a blind spot when cars are heading South – there is a bend in the road by Victoria Circle. The sun is blinding the vision of the drivers at that bend on their way towards the Route 1 intersection and with the sun blinding them as they come around that bend they can’t see the cars in the side street and then boom Dupee Street is right there. That’s what the “traffic assessments” don’t tell you. I don’t see how the “Proposed improvements to Dupee Street afford safe access to vehicles.” as is stated in the June 2, 2020 Traffic Assessment will solve or help this problem. I see those Traffic Assessments as bogus.

The Applicant’s “Traffic Assessment” as prepared by Green International Affiliates, Inc. dated February 21, 2020 on page 2 incorrectly states, “Dupee Street is classified as a local road that is currently privately owned and serves as access to two (2) residential homes.” I would like to call to your attention to: (1) that Dupee Street is not privately owned”; and (2) Dupee Street serves as access to three (3) homes not two (2) homes. Although my address is 257 High Plain Street, Walpole, Massachusetts, I am directly impacted/affected by the proposed Project by the Applicant, as the only ingress and egress to/from my home is through Dupee Street – my driveway being the first driveway off of Dupee Street. It is shocking to me that these “Experts” didn’t see my driveway, if they did, in fact, do an in-person inspection of the area. Looks to me like they did a drive by photo of Dupee Street. The Applicant’s “Traffic Assessment” dated February 21, 2020 is incorrect. Then there is a “Traffic Assessment Update dated June 2, 2020” which states that, “Dupee Street is classified as a local road that is owned and maintained by the Town of Walpole.” Who advised them that their previous information was not incorrect? Who advised them to change the information on Dupee Street – where did they get their information from? Inconsistencies. And they didn’t change how many homes are actually affected on Dupee Street. These people don’t know what they are doing and they certainly didn’t do a real study. I question them as “experts”. Nobody in the Town of Walpole Offices seems to know what Dupee Street is classified as and most Town Officials don’t even know it exists. I had to call the police department some years ago and told them I was on the corner of Dupee and High Plain Street. They had never heard of Dupee Street and I had to give the Police directions. That was not comforting.

I would also like to point out that it is ludicrous to say that a “working stop sign control will be installed at the end of Dupee Street.” What does a “STOP sign control with a sign and markings be included” mean? Any licensed motor vehicle driver knows that before exiting a driveway onto a street or entering onto an intersecting street you must come to a complete STOP, unless there is a working traffic light (including those riding bicycles). To state that a “Stop sign with working signals” will be an improvement is ridiculous. Improve what?! The obvious that you don’t bolt onto Route 27?!

When the Town of Walpole was all of a sudden “fixing the sidewalk at the end of Dupee Street”, I inquired as to what was going on – no one knew anything about it, and in fact when I would try to ask the “person in charge” I was ignored and the man walked away from me as I was speaking to him, and the workers were very disgruntled, I’ve never seen Town of Walpole workers disgruntled. This happened to me on several occasions. Turns out they were all of a sudden installing handicap sidewalk/street ramps. After it was clear to me that they had installed handicap ramps, they also created a ditch between the sidewalk and where I cut my grass by the tree on the corner and the sidewalk. My lawnmower wheel has even gotten stuck in this ditch and I can’t get the grass cut there. It actually is surprising to me that no one has been injured as yet in this ditch. It is an accident waiting to happen. In the past 27 years there has never been any handicap sidewalk ramps put in and now they are there, they are an accident waiting to happen. I have seen many people walking by this area for many years and most have chosen to walk on the other side of the street until they get to 254 High Plain Street and then cross over and I have also seen many people just walk on the other side of the street rather than walking where there is a sidewalk. Just people walking, walking their dog, children walking or riding on their bicycles. I also have never seen any handicap people walking or in wheelchairs on the sidewalk in this area. Just downtown Walpole. So it appears that so far an “improvement to date” due to the project has created an issue that didn’t exist before.

It is also of great importance to note that when we have heavy rain storms, or a lot of rain, the storm water flows down Dupee Street at an alarming rate and causes flooding in not only my back yard but in my neighbors as well, and onto the walkway at the back of my house, which is my main entrance. This causes my sump pump to go 24/7 for weeks on end, even when it appears everywhere has dried up the ground is so saturated that it is shocking how long the sump pump goes. This flooding issue is also present when snow is melting as well, especially with the height of the snow that the plows have left on both sides of Dupee Street which also hinders one to safely get onto Route 27 safely. It is also a fact well known that Walpole has a very high water table. Taxing the area with the additional buildings being proposed will not be good for the drainage problems that have existed for decades in the neighborhood, and I am not the only home in the neighborhood with a sump pump and/or French drain.

When I moved into my house in 1993 and met my neighbors, the neighbor who lived at 3 Dupee Street was Ernestine Sigmund. Ernestine owned and operated Campbell's Dress Shop on Main Street at the corner of 1A for 40 years closing up in 1980. Ironically, Ernestine loved Italian food and would be happy that there is a pizza place there now. Ernestine told me that her family moved from Fisher Street to Dupee Street when Ernestine was 2 years old. When I was asked to clean out 3 Dupee Street, there was stationery that said the address was 255 High Plain Street. I never did ask Ernestine about that and unfortunately I did not keep any of the stationery. Ernestine lived at 3 Dupee Street until 2003, a year before she sold her beloved family home to Mike Roof and Mike Tomasello, Trustees of the Diamond Brook Realty Trust. Ernestine and I were good friends and over the years she told me how her father would bring boys in from the City of Boston for the summer and set up tents and farm the land. That is now the piece of land that is the proposed site for the Property. There was still a dirt floor (the root cellar room) in the basement when the Ernestine's family house was sold to Diamond Brook Realty Trust in 2004. Even though it is not part of what is going on now, I would like you to know that Ernestine sold the property with an agreement that the land could be subdivided to allow for a one-family residence and if it was sold within the time period she would get additional funds. She would not approve of what is going on with "her land". I note that the Sellers and Buyer have kickback options also in their Purchase and Sale Agreement – but theirs is just based on GREED. One might think this is the only available land in the Town of Walpole. Ernestine was not only the owner of Campbell's Dress Shop but she also owned the Peters Building back in the 1960's. Ernestine was a smart and respected businesswoman who also cared very much about her Town of Walpole.

If the Town of Walpole, would sell or at least give an easement to the land it owns at the end of the Property that would open up the roadway not only to give new residents an option to access through Summit Avenue but would also alleviate any emergency vehicle turnaround concerns, as well as traffic issues. There is also Change Street at the end of Dupee Street which could provide access to Sybil Street, and there is only one house on Change Street. By the Town not granting or entertaining an easement to Summit Avenue and/or Change Street speaks volumes to me that the Town is not in favor of this project, at least not as it is currently proposed. I do know that Ernestine Sigmund granted a Water Easement to the Town of Walpole from the Property to the Town of Walpole when Victoria Circle was being constructed. So I don't why The Town of Walpole won't entertain either selling or granting an easement in this instance. Perhaps the officials in charge of such decisions at the Town of Walpole see the GREED too. Interesting that the "Traffic Assessments" didn't look at other options which might be available.

I do, however, believe that there should only be one (1) duplex built on Property as any more units will have too great an impact of not only increasing the traffic too much but the flooding issue that the neighborhood lives with. There is also an issue for guest parking, and especially during holidays. There is not enough room. This is a huge issue as well.

Ideally, I would love to see Mr. Petrozzi find another site and leave us be and let someone else do a proper build on the Property - someone not propelled by GREED but I am well aware that won't happen. One just has to read the Addendum A to the Purchase and Sale Agreement, that the Buyer will continue to pay additional sums of money to the Seller until the deal is done. No backing out. I am just totally against the way this proposed project has gone. No consideration at all for the neighborhood. We are real people – not just numbers on a “Traffic Assessment”. I am not against change – just not the way it is currently being proposed.

I have never heard of the Fire Department voicing any concerns about needing to have a turn around to get rescue vehicles down Dupee Street previously. In fact, I don't believe we have ever had any rescue vehicles called for Dupee Street in the past 27 years, except when Ernestine's sister, Josephine, had to be taken from the house to the hospital in 2006. There was no issue for the ambulance then and Dupee Street was a good three (3') feet narrower than it is now.

When I first moved into my home the width of Dupee Street was at least 3 to 4 feet NARROWER than it currently is. I know this as I had to shovel the snow a good three (3') to four (4") feet to gain access to the mailboxes for the mailman to deliver our mail. I now have a mail slot in my front door as I came home one day in the late 90's to find my mail strewn down the street. I did, however, continue to shovel the mailboxes for Dupee Street for the mailman after that, as I would bring Ernestine her mail in the winter.

If Mr. Petrozzi and Messrs. Roof and Tomasello were smart businessmen and not greedy, they could have arranged to meet the people in this neighborhood, talked about their plans, and eventually come to common ground. I'm sure that they would not be happy if the shoe were on the other foot. Then again, it is amazing Mr. Petrozzi can find his way out of his 6,800+ sf home. He certainly wouldn't appreciate such a project being built in his backyard.

It is unfortunate that Messrs. Petrozzi, Roof and Tomasello chose to not work in a businesslike manner with the neighborhood but chose the paths of DECEIT and GREED instead of Decent and Good. Having been kept in the dark for much of the process just boils my blood.

**Again, in my opinion, I believe that there should be no more than two (2) families on the site – in other words – just one (1) duplex, which is not only more fitting with the neighborhood area but realistically takes into account the water issues, the traffic issues and emergency vehicle issues without taxing our small neighborhood AND it should be sold as a one hundred (100%) percent 40B Housing.**

It was difficult to not be so long-winded, as there was a lot of material to get through and I can only cover but so much in a letter.

I appreciate that this Board has quite a task before them and if there is any further information or anything else that I might be able to provide to you to assist you in this project, please let me know.

I just want my neighborhood to continue to be safe and NOT be unnecessarily overcrowded.

I thank you for your time. Stay Safe.

Sincerely,

Janis D. Selett