

JoAnne Mulligan  
23 Butch Songin Circle  
South Walpole, MA 02071  
October 1, 2020

To Whom it may concern,

I am writing to you as a 25 plus year resident and as a Representative Town Meeting member of South Walpole in regard to Omni Properties development of a 40B proposal for 300 units of housing at 55 Summer Street in South Walpole which will be called Cedar Edge/Cedar Crossing.

During my 25 plus years in South Walpole we have fought many battles. Living near Gillette Stadium has presented many problems. We battled a sludge project from the Big Dig, a casino proposal, fought against a train that now travels the tracks directly abutting this development, deal with concerts, other sports events at Gillette Stadium and find that our roads are often so congested due to the technology of navigation systems. We also have another 300 unit 40B development on Route One close by that impacts our schools and town services. The Omni project would stress the same resources that are already being stressed to the max by these issues.

The train is a huge concern as far as safety goes. So many people drive and walk over those tracks multiple times a day. The train runs twenty times a day horns blaring! Adding 300 units of housing with hundreds of cars is hard to imagine. Traffic is certainly impacted and the driveway to the Omni apartments and condos is RIGHT at the train tracks! I live further up off Summer Street and can attest to the dangerousness of a hill as people approach from the south going north on Summer Street. There is a slight hill with no clear sightlines to see if a car was exiting the development never mind if the train gates were down. Cars would most certainly slam into each other- I witnessed this just the past week as the road was backed up due the train crossing. Very frightening! Walpole Police and Fire have sent their concerns on safety to Mass Housing and I believe they are very well founded. The roads in the proposed development do not seem to allow much space for emergency vehicles.

I do have other concerns, but will focus on one final issue: the environment. This land abuts contaminated property that Baker Hughes owns that was once Bird Machine. The land has been cleaned up but not fully. The town aquifer is there along with many wetlands. How can we be sure there is no contamination in the water and to the environment? I beg you to make sure there is strict testing of all soil and water. Who would want to live in this location with even the possibility of contaminants? I hope the wetlands and displacement of so many types of wildlife are also considered.

I will end with this- South Walpole is a unique community. The area of Washington Street and South Walpole Common was an old stagecoach road used back in Colonial days. This project does not fit into the surrounding neighborhood. Four story buildings and dense housing are not what South Walpole is all about.

Sincerely,

JoAnne Mulligan  
Precinct 5, Representative Town Meeting Member  
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