Julie Sullivan 24 Victoria Cir Walpole, MA 02081 December 7, 2020

Dear Walpole ZBA,

In follow up to the new plan that was presented for the Dupee St 40B project on 12/2/20, I have a few comments and concerns to share with the board:

The applicant has highlighted the fact that he has met with the abutters on Victoria Cir to address our concerns. I agree that while the new plan is a significant improvement from the original, I do not feel that our largest concern has been adequately addressed: Screening & Privacy

Our request: We requested a fence and 2 rows of staggered trees plated 6 feet apart and 8 feet high.

The reason we would like adequate screening is to:

- 1) provide privacy since we are losing all of our trees in the back of our properties.
- 2) protect us from the noise, dust, and pollution created from the construction.
- 3) block the unsightly view of construction site, which has no defined timeline. (While the housing market may be good now. There's no guarantee that will continue into the coming years. He could build a couple units. If they don't sell, we could be potentially looking at the temporary stockpile/open construction site for years).

Based on the existing proposal presented on 12/2/20, we do not feel that Mr Petrozzi has adequately addressed these concerns with the proposed privacy plan. He has proposed 1 row of 4-5ft arborvitaes planted 6-8 feet apart. They are not staggered.

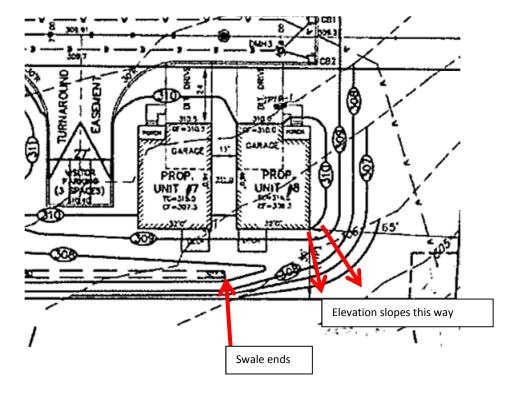
4-5 ft arborvitaes are tiny trees. It will take at least 4-5 years for the trees to grow and mature for us to have any real privacy. The proposed homes are 2.5 stories, with the decks .5 levels up. The decks will actually be taller than the trees during the initial years and the residents will be looking right into our first floor. We recently planted 4-5 ft trees, 3 feet apart on the side of our house(see picture). As you can see, these provide NO privacy currently, and they are 3 feet apart vs the proposed 6 feet apart. (For context, my daughter in the photo is 26 inches tall)



Obviously Mr Petrozzi does not want to put in taller trees because they are more expensive. He has also stated that he does not like fences due to the maintenance so would prefer not to put one up. If we are going to compromise on some of our requests (staggered trees, fence), the least he could do is to give us more mature trees.

I will further add that all of us have young kids and are concerned about the health effects of a new development so close to our properties. Children are especially vulnerable to the effects of dust and pollution. My husband is also a cancer survivor, which has left him with underlying pulmonary issues. A more mature tree buffer wouldn't completely protect us from these effects, but would at least provide some protection from the wind blowing dust and other hazards in our direction. I hope this is taken into considerations during the review of the plan.

<u>Swale</u>: I see that Mr Petrozzi has moved the units further away from the Summit end so that the water run-off would be caught by the swale. However, I see that the swale only extends to unit 7. I can't see how the water runoff from unit 8 is going to make it to the swale given the sloping elevation towards my property.



<u>Hammerhead Turnaround:</u> This was mentioned on the call, but I would like to see an additional buffer for headlights since it points right into my family room.

Just one other comment I have regarding the turnaround – I see that 3 guest parking spots have been added in the turnaround. I'm guessing these spots are designed to accommodate passenger cars. What about service vehicles that have trailers (eg landscapers). On Victoria Cir, those are the vehicles typically parking in the street since they don't fit into the driveways. How will this impact emergency vehicle access?

Thank you for considering these concerns as you move forward with the various reviews of the new project plan.

Thank you,

Julie Sullivan