

## **Omni Development**

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To: Economic Development

To Whom It May Concern,

It is my understanding that there is ZBA meeting among citizens only on the topic of Omni Development's proposed project on Summer Street. I'd like to use this opportunity to voice my concerns as a resident of South Walpole.

There is serious concern in the community about the impact of this project on both South Walpole and the town of Walpole as a whole. Having spent my career in commercial real estate finance, I have a good breadth and depth of knowledge of how acquisition and development deals like this proceed. While I do not doubt that Mr. Hale and his company are reputable developers, I do have serious doubt about this site location in particular.

Looking at the ongoing development of Walpole as a whole, I was surprised to learn that none of the 3 ongoing development projects were required to have an affordable component to them. I think some of the below described concerns relate not just to this project but to the other projects as well, however, I have specific concerns as to this projects impact on the South Walpole community.

I am no civil engineer, but the eyeball test shows me that traffic counts on Summer Street have increased year over year since I've lived in the community. Summer Street is a narrow road with several dangerous turns that have often caused me to brace for impact as people disregard speed limits. There is no shoulder area, sidewalk or bailout. Quite frankly, I am surprised more traffic accidents don't occur here. Further, the intersection of Summer/Neponset has long been a traffic nightmare. The fact that there is one egress/ingress to this property is concerning. The danger of children walking in this area, with the new train line coming in and the increase of traffic counts due to (my guess) more than doubling the housing stock, is real. I'd love to see the traffic and feasibility studies done by the developer. My hope is that the peer review of these studies will come to a different conclusion than that of the civil engineering firm engaged by the developer.

Many of us in the community with young children are concerned about the impact on schools. Given the unit mix of 2 and 3br rentals, I think the percentage of empty nesters and older folks will be lower than those assumptions made by the developer. His comparison to The Preserve is apt, but there are no 3br units at the Preserve. The community believes that this development will attract young families, likely at a higher rate than The Preserve. I am sure it's no secret to you but the towns schools are all far along in the depreciation process and will certainly require significant capital expenditures and/or total replacement in the coming years.

Lastly, I can say with confidence that the impact the Preserve had as far as water run-off and sewage issues was unforeseen. I know many people in that area who have incurred significant cost because of this. Given the topography of that tract, it's likely we don't run into the same challenges but we

will run into unforeseen challenges. We don't know what we don't know, and I can assure that you not all of the consequences here are being factored in.

Regards,

Kevin

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