

March 22, 2021

John Lee, Chairman, Zoning Board of Appeals  
135 School St  
Walpole, MA

Dear Mr Lee,

We are writing to voice our concerns regarding the 40B application by Wall Street Development Corp, Case #05-19-03, with respect to the property located at 48 Burns Avenue.

We live at 10 Burns Avenue. Our top concern with the proposed development is the increased traffic volume it would bring to Burns Ave.

The latest proposed development is for 40 single family townhomes (3rd substantial change). Burns Ave currently includes 3 multi-family and 6 single family homes (8 if you include the 2 homes on the corner of Pleasant St). The pavement of Burns Ave is about 24 feet wide. Assuming a conservative 20 round trips to and from the development each day, any reasonable person would conclude the ensuing traffic will significantly increase the noise level and congestion on Burns Ave. In addition, the proposed number of visitor parking spaces in the development is insufficient and will cause overflow parking on the sides of Burns Ave. Vehicles parked on the sides of Burns Ave will effectively turn the street into one narrow lane whenever visitors are present.

To mitigate the traffic issues, we ask the board to impose the following conditions on the development:

- No more 20 units, which is similar in size to the nearby Redwood Mews development
- An additional entrance/exit on Brook Lane
- Ten visitor parking spaces

We also want to take this opportunity to voice concern with the increased traffic that comes with development. We support development of all types, including low to moderate income housing. However, current and future Walpole residents deserve better than the congestion and noise we'll experience on our suburban roads, which are not built to accommodate urban-level density. We urge the board to drastically reduce the number of approved units in each Walpole development.

Respectfully,

Melissa Paquette and Zachary Laidley



Cc:

Susanne Murphy, Vice Chair  
Mary Jane Coffey, Member  
Drew Delany, Member  
David Anderson, Associate Member