

From: MICHAEL FREIBERGER <mfreiberge@aol.com>
Sent: Sunday, November 8, 2020 10:10 PM
To: Economic Development <edc@walpole-ma.gov>
Cc: Ashley Clark <aclark@walpole-ma.gov>
Subject: 40B

To Whom this may concern,

I am a resident of South Walpole and have lived here for over 30 years. I raised 4 children in this town, my husband was pediatrician in the town for 30 years, I am an RTM member and my son is a business owner in the town. We are very committed to the town of Walpole and have had many happy years here. It feels like South Walpole is always in the line of fire for one thing or another. As you know, the most recent headache to our area of town is the Kraft train line. Between noise pollution, safety concerns and lack of service for Walpole, you can image that South Walpole feels very unhappy about this addition. It is very good news that the "pilot study" is on hold for now....

The main purpose of this letter is to discuss my many concerns over the new 40b proposal across from South Walpole post office. A 300 unit complex with 2 6 story buildings is hardly in character with the rural feel of South Walpole. If this complex does move forward, I would strongly recommend a much smaller version of the current foot print. It is very hard for me to imagine an additional 300 families in the small area of South Walpole. My concerns are safely, traffic, need in increased services for schools, police and fire. I have watched the last several ZBA meeting and have been pretty discouraged by David Hales attitude and seemly lack of willingness to help with these issues. I believe much of the information that he has presented is inaccurate, the traffic in particular.

While I understand the stadium traffic is not his concern, it is our concern and real issue many days and evenings each year. Its patriots games, soccer games, concerts, etc. Adding 300 households to that mix would be unbearable. Also the day to day traffic that would be caused from only one entrance and exit into an already busy area is not reasonable for this area to bear. There are back ups because of the train, Boyden school drop off and pick up times, and Rt 1 back ups as it is. The data that was presented my OMNI was just totally false and presented in a manner that was convenient to them and them only.

The train is also a significant issue. As you all know the entrance to this proposed development is extremely close to the tracks. It is not just the commuter rail but at times very long freight trains. I worry about cars from the complex racing across the tracks to attempt to get across the tracks before the safety bars come down, cars inching out while waiting for a train to pass and blocking traffic as well as safety vehicles trying to get thru.

South Walpole is the furthest distance from the center of town where the fire station is located. There is already great concern about time to get to the area in the event of an medical emergency or fire. The additional time it would take to get into the more distant areas of the complex is also adding time. I would hope that a possible solution could be found to help with this situation.

I worry about the over crowding of schools and the burden on Boyden School this could cause. I do know the enrollment is down at this moment, but it is hard to believe that the volume of children that might move into the complex could still overwhelm the system. I know there are many concerns about water, and land contamination. I do not feel like I know enough to comment on these concerns, but I do know there are many.

I do think this development might be reasonable if on a much smaller scale. I would also hope

that the ZBA could encourage the OMNI and David Hale to help with some of the town infrastructure to help support this complex.

Thank you for your time,
Dawn Freiburger
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