

November 6, 2023

Patrick Deschenes
Director of Community and Economic Development
Town of Walpole
135 School Street
Walpole, MA 02081

Dear Patrick Deschenes:

As an RTM and a concerned citizen, I have spent a good amount of time talking and getting feedback from many residents of South Walpole concerning the 55 Summer St. Project. We all agree that South Walpole will sadly never be the same after these 268 units are added into such a dense location. The stress of possibly adding ~1,000 residents to our little village, never mind to the town, will have vast ramifications on everyday life.

Given this, we would like the ZBA to consider these additional conditions to those currently proposed should they decide favorably for this project change.

Project change - additional conditions for a favorable decision of Cedar Edge Condominiums and Cedar Crossing Apartments – 51, 53 and 55 Summer Street which is under review by Walpole Zoning Board of Appeals. The conditions are as follows:

- • Omni/Fairfield will perform and fund monthly soil and water testing during construction of the foundation. This testing will be reviewed by a party designated by the Town of Walpole
- • Increase the \$625,000 to \$750,000 and earmark these dollars for South Walpole infrastructure remediation only
- • Omni/Fairfield will pay for an updated traffic engineering study that includes analysis during peak traffic. This will determine best options for Summer Street improvements especially for the rail crossing, the project entrance and the intersection at South Walpole Common. The original traffic study is outdated and not inclusive of entrance and rail crossing.
- • Plantings will be placed in front of the development to enhance the look of the property and take the place of the many trees that did not have to be removed
- • A \$25,000 annual donation to Walpole Public Schools for additional student population for 10 years
- • Five Walpole Resident Only parking spaces in the development located near the hiking trail
- • A police detail will be provided for any work done within 100 feet of Summer Street
- Omni/Fairfield will pay for a consulting study on the upgrades needed to make the rail crossing safer as well as what standards the FRA would require for future potential of Quiet Zone should the town approve it

Sincerely,

JoAnne Mulligan
RTM Precinct 5