

To: ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE and Patrick Deschenes Neponset Village LLC., Case #22-22 condominium project (Map 20, Parcel 63) Date: July 9, 2023

Dear Zoning Board of Appeals and Mr. Deschenes,

I am writing to express my strong opposition to the proposed Neponset Village LLC., Case #22-22 condominium project located at 5 Pleasant Street, East Walpole, MA. As a long-term resident of East Walpole, residing at 11 Maguire Park, I am deeply concerned about the potential adverse impacts this project may have on our neighborhood and my property interests.

First and foremost, the proposed project poses significant disruptions to the neighborhood. The overcrowding and insufficient lot area, coupled with increased traffic congestion, will have a detrimental effect on the overall character of the area. Additionally, the plan calls for the clear cutting of a wooded area that serves as a refuge for various animals and acts as the only major natural buffer for noise, light, and smell pollution for the East Walpole neighborhood. Removing this wooded area will expose the commercial and industrial businesses, including a Certain Teed shingle factory with visible smokestacks, located behind the proposed site. This industrial area, which extends into the town of Norwood, raises concerns about the proximity of residential units to industrial-zoned areas.

Furthermore, the long-term construction associated with this project will have a significant impact on the ability of residents, including myself and my partner who both work remotely, to continue working from home effectively. The potential years-long construction and vehicle storage on Maguire Park is particularly concerning, as it will cause disruption to the daily lives of residents in the area.

Moreover, I would like to emphasize my concerns regarding the validity of engineering and environmental reviews, traffic impact studies, and other relevant assessments conducted during the unprecedented time of the pandemic. Given the substantial changes that have occurred since then, including the conclusion of the pandemic, these studies may no longer accurately reflect the current situation in 2023 and going into 2024.

In terms of the impact on Maguire Park, I am deeply worried about the potential consequences. Maguire Park, being a dead-end road without sidewalks, is ill-equipped to support two-way traffic. Delivery trucks and garbage pick-up vehicles often back up onto the street due to the lack of adequate turning areas. Adding sidewalks would only exacerbate the traffic issues, as oncoming vehicles would have to pull over to allow others to pass. Additionally, the proposed emergency egress point at "28 Maguire Park" does not provide sufficient room for multiple vehicles, as acknowledged by the Fire Chief. Also, the proposed water main and service replacement, bypass piping, and reconstruction of base paving and aprons on Maguire Park will cause extensive disruption to residents, including limited access to driveways and potential hazards for the children who regularly play and ride bikes on the street.

The design of the proposed units and their proximity to neighboring lots is not in keeping with the character of our single-family home neighborhood. The fire chief's concerns regarding parking spaces in the current layout raise additional doubts about the adequacy of the project's parking provisions. I fear that Maguire Park will become a parking overflow area for residents and visitors of the proposed complex, further aggravating the existing issues.

Lastly, I would like to draw attention to the fact that the Market Activity Report fails to encompass the full extent of the town of Walpole, limiting its accuracy and potentially skewing the perception of the affordability of the proposed units.

In conclusion, I urge the Zoning Board of Appeals to carefully consider the concerns I have raised and evaluate the potential negative impacts of the Neponset Village LLC., Case #22-22 condominium project on our neighborhood. I kindly request that you forward this letter to any other relevant state or town organizations involved in the decision-making process. Please do not hesitate to reach out if you require any further information or have any questions.

Thank you for your time and attention to this matter.

Sincerely,

Greg Niland and Amara Oleson-Richards