

Lauren Michalski

From: Preston Thompson <thompsonp589@gmail.com>
Sent: Monday, July 24, 2023 11:58 AM
To: Lauren Michalski
Cc: Wifey 🤖
Subject: Pinnacle Development - Lots 15 and 9

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom is May Concern,

My name is Preston Thompson and my family and I live at 3 Pinnacle Dr. We moved in ~ 2 years ago and have loved being welcomed into the neighborhood and the Walpole community. We are also excited about raising our two kids in such a great area.

I am writing to you to express both concerns as well as support for the potential development of both, lot #15 & the larger #9, in our area. While we welcome the idea to grow the neighborhood we are concerned with several aspects of the latest proposal, and I do mean "latest." Over the past couple of years, Wall Street developers have presented several different plans to the neighborhood ranging from 40 townhouses to a much smaller development including a reasonable number of single family homes^[DC1] while simultaneously putting forth plans with the town that are significantly different. We have attempted to work with Wall Street on a plan that works for all parties, but are unable to come to an agreement (largely because it's difficult to determine what the true proposal is). It is hard to not be pessimistic about this approach, where the neighborhood could potentially get behind a plan, only to have it change once it is presented to the town Boards? I am concerned about this development as the developer does not appear to have the best interests of anyone in mind, not the environment, not the town, and not the existing neighborhood^[DC2].

^[DC3] In addition to traffic and safety concerns associated with the current proposed development, I am also concerned that this new development could harm the environment, and in many areas where there is a large change in grade/topography, harm many of our neighbors' houses if the retaining walls required are not perfectly engineered. The plans to date show an incredibly small retaining wall that I do not believe (as a mechanical engineer by degree and work, not structural) will fulfill the required support and could put homes at risk. I believe it is shown as such because anything larger would greatly change the possible plans for the development. I want to ensure, if things progress, that the engineering of that wall and all necessary safety steps are reviewed extensively to ensure it will meet the loading of everything above. In addition, it is not clear how the sewage will be handled. As of right now, they have no access to the sewer located along the river in Rose Court, and thus any plan will require a pump station, which for this many units will also need to be properly vetted for the environmental impacts.

Lastly, we regularly utilize the pinnacle trail with my children as a beautiful greenspace to explore, I am concerned, based on the plans I have seen where they must build virtually feet from the water's edge, that the trail will completely disappear.

In general, we are not against development of that land in its totality; however, there must be an extreme level of care taken in its planning and execution, one that I have concerns this particular development company will undertake properly.

--
Best Regards,

Preston Thompson