

7/25/2023

Dear Members of the Town of Walpole ZBA,

The Board of Trustees at Riverwalk Commons Condominium Trust and concerned residents at Riverwalk (collectively "Riverwalk") have attempted to follow the proceedings and interactions between Wall Street Development ("Wall Street"), the present owner and developer of the Pinnacle Point land, and various Town of Walpole committees. As the ZBA is probably aware, Riverwalk is an abutter to the proposed Pinnacle Point development. For many reasons – traffic, safety, environmental, aesthetic, and otherwise – Riverwalk is generally opposed to the type of development that is being proposed.

Over the last couple of years, Wall Street has promulgated various, and at times conflicting, potential plans for the Pinnacle Point land ranging from 40 townhouses, to single family homes, to a multi-story apartment building (which Wall Street raised publicly during last month's ZBA meeting as another ostensible alternative plan for development). Additionally, To Riverwalk's knowledge, Wall Street has never actually submitted to the ZBA a comprehensive, cohesive, and "final" Pinnacle Point plan for the ZBA, other town bodies, and concerned citizens to consider and comment upon.

After the last ZBA meeting, it is entirely unclear Wall Street's ultimate intentions regarding Pinnacle Point. The situation is further complicated by the fact that the Commonwealth has not made a final decision on the Town's appeal as to whether the historical mill site exemption applies to some of the Pinnacle land. Also, Wall Street continues to litigate to have the Pinnacle portion of the Neponset River be classified as a pond. As a result, it is even unclear what land Wall Street ultimately plans to build upon.

In addition to the above, there are significant traffic, safety, and environmental concerns with the proposed development plan.

Riverwalk would like to cooperate with the Town and developer in a constructive manner, however, as interested and concerned abutters and residents of Walpole, we find it very difficult to assess and remain informed with the frequent changes in Wall Street's proposed plan.

Sincerely,

Board of Trustees

Riverwalk Commons Condominium Trust