

November 4,2020

To Whom It May Concern:

I am writing in opposition to the Omni Development's 40b proposal for the Cedar Edge/Cedar Crossing development of 300 new units of housing at 55 Summer Street in South Walpole.

As an RTM and longtime resident of South Walpole this does not fit the character of South Walpole, but I will focus on the public safety perspective of which traffic plays paramount importance.

After viewing the ZBA hearing on traffic, I feel compelled to voice my opinion. David Hale of Omni, and his "experts" seriously underestimated the flow of traffic whether intentionally or due to the timing of the counts, possibly based on Covid -19 is up to the ZBA. But will comment, based on my observation the volume of traffic since Covid-19 has decreased markedly once the Boyden went back in session the traffic did at reporting and release times.

The poor design of the 40B with only one road in or out forces incremental Summer St traffic. If that road is blocked poses a public safety emergency. The lack of a secondary entry / egress is unconscionable. You can not build a home or facility without a secondary means of egress, why would the ZBA approve the 40B without one?

South Walpole is a de-facto choke point for traffic due to its design that evolved over the time, constricted by single lane roads. The addition of the 40B development traffic will only exacerbate traffic. Coming into South Walpole from any direction drivers are put into the choke point. They must turn either onto North St, Washington St or Summer St which all congest quickly creating public safety emergency for ambulances or police.

Events at Gillette will inevitably return at 10% or 100% capacity. Events can occur any day of the week. As a longtime resident of South Walpole dread and avoid the area. Based on the calamity and traffic. More traffic = more calamity and Public Safety problems.

Train traffic will also return. Based on proximity to the 40B road and my 19 years on the Commuter Rail know it the chances of an accident increase by someone running the crossing gate in haste or frustration over traffic.

Roland Cunniff

935 South St

RTM Pct 5