

Attention Walpole ZBA,

I am writing as a concerned resident of South Walpole regarding the Cedar Edge/Cedar Crossing 40B development proposed by Omni Development. This proposal calls for 300 housing units to be built on Summer Street in South Walpole, MA, a thin and winding backroad, connecting the small neighborhoods of South Walpole. My main concern regarding this development is for the safety of my family, and my neighbors' families, as this is not an area that can withstand a construction project, or a housing development of this magnitude, for many reasons.

One major concern I have is in regard to soil and air quality in the proposed building construction area. Although the property proposed for this mega project is adjacent, not completely on top of the once-toxic Bird Machine site, and although remediation took place over many years to decontaminate the site, there are still concerns regarding this location. Digging up the soil in that area will, no doubt, bring contaminants to the surface, putting current residents and future residents of the proposed 40B at risk. There needs to be further, comprehensive testing of this property. In speaking with an independent employee of the EPA, it was suggested that the environmental studies initially done by Omni were sub-standard - 10 holes were dug for examination but soil samples were only taken from a few, and a minimal number of contaminants were looked for, as some major contaminants were overlooked and not even tested for. I'm hoping Walpole has performed its own, independent environmental study?

Along the lines of safety due to contamination, the construction of this development would likely impact Walpole's sole source aquifer. The EPA found that Walpole's groundwater supplies are highly vulnerable to contamination, and therefore require special protection due to the vulnerability of our town's sole source aquifer. It is unlikely that this could be adequately monitored throughout the building process, and as drinking water is a top priority, this development should not be considered.

Another very-real concern I have is for the safety of the people in South Walpole in dealing with terrible traffic issues that will compound with 300 added households in this small neighborhood. Summer Street is a thin, winding road, lined with stone walls and large, old trees. Adding 300 households, and potentially 600+ new cars to this congested area will contribute to pollution from automobile exhaust, and endanger pedestrians when frustrated commuters are stuck in the daily gridlock. The traffic problems will endanger children commuting to and from school every day, whether by school bus, car or on foot. A structure of this magnitude should not be allowed to be constructed in this area.

As the daughter of aging parents that require affordable housing, I truly understand the need for 40B housing developments. But the small community of South Walpole, and this property site in particular, is not an appropriate location for a project of this magnitude. Thank you very much for taking the time to consider these concerns.

Sincerely,

Sharon McCarthy