

From: Sharon McCarthy <sharonmccarthy1176@gmail.com>
Sent: Monday, November 9, 2020 11:35 PM
To: Economic Development <edc@walpole-ma.gov>; Ashley Clark <aclark@walpole-ma.gov>
Subject: Fwd: Summer St 40B Project Concerns

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From: Sharon McCarthy <sharonmccarthy1176@gmail.com>
Date: Sun, Nov 8, 2020 at 9:39 PM
Subject: Summer St 40B Project Concerns
To: <Zba@walpole-ma.gov>

Thank you again for all of the time and deliberation you have put on this proposed development. This has caused much concern to many of us, throughout the entire town. A project in this location, and of this magnitude will negatively affect our entire community. Before you make a decision on whether to proceed with this proposal, I would like to reiterate my main concerns.

1.) Town-wide drinking water contamination. Because this development will be built over Walpole's sole aquifer, our drinking water is at risk. Any toxins that may already exist in the soil from the nearby, contaminated Bird Machine site will be tossed into our water source during excavation. Any chemicals used in building will also seep into the area, placing our water at risk for contamination. And spills from excavating machinery and equipment may also leak into the underlying aquifer. Any one, or all of these threats to our water supply are a very serious concern to current residents of the town, as well as the new community members who would reside in this development.

2.) Soil contamination. The contaminated Bird Machine site, located adjacent to the land proposed for this development has been remediated, but toxins still exist in the soil, and are expected to spread out and seep deeper into the soil over time, per the EPA report on this area. There is a very good chance that this adjoining land also contains toxins left behind from this horrible mess. An independent EPA agent who has seen Onmi's soil testing report stated that it was not at all comprehensive. 10 holes were dug, only a few of the areas were actually tested, and for a minimal amount of toxins. A 40B proposed for Norfolk, MA was rejected because PCBs were found in the soil. This site on Summer Street was not even tested for PCBs, a highly toxic chemical compound used often in industry and often found in and around contaminated sites such as the one on and around the Bird Machine property. I understand that Tetra Tech has read the soil testing results and felt they were adequate, and the soil does not need to be retested by an independent company (someone not hired by the developer). But please also take into consideration that Tetra Tech is involved in multiple lawsuits claiming that they were paid to falsify soil tests (<https://www.google.com/amp/s/www.courthousenews.com/developer-sues-tetra-tech-and-feds-over-hunters-point-project/>). I strongly feel this area needs more comprehensive testing. It proposes a health risk to residents near and far, as especially to those who would be living on this potentially contaminated land. Residents seeking affordable housing should not be forced to put their health at risk.

3.) Safety. For reasons of water contamination, toxic soil, and also the general location of the proposed 40B development, the safety of the residents of South Walpole, including the new residents moving into the complex is a major concern. There is only one entrance into and out of the development, placing dangerous limits on limits on egress. The development is much too

close to the train tracks, making for a dangerous situation for pedestrians and vehicles. The developer is not concerned about the risk this poses to the community, and has stated that he is unwilling to make changes that will improve conditions for current and future residents of South Walpole.

The list goes on and on. But these are a few of the very important reasons that this project should not be approved as is. The development should be reduced considerably, at the very least, to make this a safe place for all of us to continue to live.

Thank you again for your time,

Sharon McCarthy

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