

The Gildea Family
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To whom it may concern:

I am writing regarding the proposed Cedar Edge and Cedar Crossing development, 51-55 Summer Street, South Walpole, MA. The proposed development is very concerning, to be clear, I am not opposed to 40B development, but I have public safety concerns regarding the proposed location.

Omni developers presented the following to the community of South Walpole, 300-units: 192 Garden Style Apartments, 48 Town Home Rentals and 60 three bedroom single family ownership homes at the Boyden Elementary School.

Mathematically speaking, at optimum occupancy this development will add minimum of 615 cars to the local village infrastructure of South Walpole and is serious public safety concern. When you review the proposed development at 51-55 Summer Street versus Omni developments of Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury (which were part of Omni's presentation at Boyden Elementary School), they reveal very well thought out access points that make common sense. The access point at 51-55 Summer Street versus the access points at Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury; are completely different and escalate my level of public safety (and I am sure the community of South Walpole). Satellite imagery of Village Green Littleton, Avalon Acton & Westford and Village Green Tewksbury reveal appropriate, intelligent and well planned developments, 51-55 Summer Street access point has safety concerns and will create congestion, regular bottle neck traffic that is not appropriate for the minimum volume of 615 cars. The proposed development feels like large square peg into small round hole in South Walpole, it is unimaginable to me that this is even been proposed. I feel a development of this size and magnitude, that will have a huge impact on a local community, should be smart, intelligent, deliberate, and make perfect common sense.

The developers one access point on Summer Street is beside a railway crossing. Summer Street is the part of cut-through streets connecting Washington Street, Route 1 and Route 1A, there is traffic from the neighborhood, Wrentham and Norfolk, accessing mention roads, Patriots Place and/or 95 highway. Daily congestion during morning and afternoon commutes is a way of life. The MBTA Foxboro Line service has created additional congestions and increased commuting times in the area, at peak, crossing gates operate 30 times per day. Summer Street is also key community connection to Walpole schools, number of school buses travel this route daily and must be extremely vigilant at the railway crossing. Parents are cautious with kids walking to/from Boyden School on Washington Street due to bare minimum public safety around railway crossing, railway tracks are very easily accessible for kids and this is huge public safety concern. The train travels from curved blind spots in both directions into the railway crossing and reaches the railway crossing in approx. 15 seconds upon exiting the blind spot curve. There is no possible way a speeding train can stop prior to the crossing after exiting the blind spot curve, the railway crossing is beside Omni development access point that will have 600 – 1000 cars at optimum occupancy. The Omni access point beside the railway crossing is a serious safety concern and needs to be transparently addressed. With optimum occupancy 600-1000 cars entering/exiting this development increase the odds of an incident that could potentially back-up to the railway crossing. Please use common sense and have huge consideration for the safety around this projects access point.

During Omni developer's presentation at Boyden Elementary School, the developer made number comparisons between The Preserve Apartment complex (.04 miles away), this was part of Omni's presentation. Omni developer omitted safety comparisons around access between the Preserve and 51-55 Summer Street, the safety access along with traffic study comparison should be review with the community. The community of South Walpole is a key stakeholder in this development, South Walpole community should receive full and transparent safety and traffic information. Again, Omni developer included the Preserve as part of the presentation to the community, the community should receive full side-by-side comparison of the Preserve and 51-55 Summer Street, the South Walpole community should receive the safety comparison and traffic comparison. I believe safety transparency and community satisfaction should be and need to be key components for a huge development project in a village neighborhood. After all, the developer claims Omni wants to be our partner.

I briefly mentioned Patriots Place but the South Walpole community impact during Patriots games, concerts and special events is enormous. Shufelt road is used as drop-off and pick-up location, this is well managed by Walpole PD and the neighborhood is very kind to all Patriots fans, a new development across the street will create a whole new safety concern, the developer did not touch on this point nor did he have any interest to address this concern during the presentation at Boyden School, this needs to be addressed and suitable resolution needs to be determined prior to any development. The train runs on game day too, safety again comes to mind.

Building Typology was not something Omni developer discussed or addressed during the presentation, again, lot more information is needed, and questions need to be answered. Big picture perspective would suggest the proposed apartments do not intertwine with South Walpole Typology. I feel strongly that adjacent properties and layout of the neighborhood should be consideration of site eligibility; very strong comprehensive, transparent review process should be conducted and shared with the neighborhood. the neighborhood and general area should be a critical part of this review and process, and I mean a hands-on, roll-up your sleeve and feel the life in the neighborhood, the key stakeholders in South Walpole should be satisfied.

Omni proposed development of 51-55 Summer Street, does not provide any features and benefits to the South Walpole neighborhood, the 40B development may have benefit to the town of Walpole, but, South Walpole has its own ZIP code, its own unique identify and Omni development is not providing any features or benefits to the ZIP code of South Walpole. Feature and Benefits are critical with any sales pitch, Omni developer failed to deliver one valid feature or benefit to the ZIP code of South Walpole, and that is very sad. The Tuscan Village in Salem, NH is example of developer working with the community and bringing features and benefits to the community.

There needs to be discussion around the construction, 5 years from now, 10 years from now and 15 years from now. Based on Omni's Boyden School presentation and track record, Omni development will not own land and/or any buildings at 51-55 Summer Street, 3-5 years after optimum development. This is very concerning and serious discussion need to happen around this, the neighborhood key stakeholder impact in 5 years, 10 years and 15 years need to be addressed prior to any ground been broken. Just because something has been does one way for 50 years does not mean it is correct. The village neighborhood of South Walpole, with its own ZIP code deserves a comprehensive, transparent review and process.

During the Omni developer presentation at Boyden School, there was conversation around construction and construction phase, the Omni developer representative would not make any apologies for the

construction phase and we would be inconvenienced. I find this unacceptable, many construction projects that I have been involved with in and around Boston have the Disney character effect, you know someone is inside the costume, but you never see them. Boston has many professional, organized, well-run construction companies and contractors, they understand the Disney character effect, don't be seen and make the magic happen! Based on the Omni development lack of attitude for South Walpole neighborhood and the construction phase, serious construction parameters will need to be put in place for any development that may take place. Noise will have to abide with local ordinances, no standing for construction equipment on Summer Street or Shufelt Road, no standing construction deliveries from Summer Street or Shufelt road, no construction deliveries to job-site between 6:30am – 8:30am and 1:30pm – 4:30pm, these times critical for neighborhood logistical movement.