

Houle Family
20 Victoria Cir
Walpole, MA 02081

Dear Walpole ZBA,

I'm writing regarding the Dupee Street 40B Development (Case No. 05-20). We live at an abutting property next to this development.

All comments are regarding the 8 single-family home proposal that was presented on 12/2/2020. While I do agree the updated proposal is an improvement from the original (especially around the switch to single family homes and parking), I still have concerns (in order of importance) that I don't believe have been adequately addressed:

1. **Privacy:** Per the current plan, my backyard will go from complete privacy to 3.5 houses directly behind us. This is a significant change on many levels. I do not agree that the 4-5 ft arborvitaes, spaced 6-8 ft apart in single file on top of the 1-2 ft berm come remotely close to providing privacy. It will take at least 5 years before we benefit from their presence. Taller, more mature trees would be a very good step in the right direction. In addition, is there space on the far side of Dupee street and/or in the front yard that could be reallocated to the backyard to help provide adequate space for a taller berm and/or staggered trees?
2. **Indoor Water Pressure:** It was discussed that this would now tie into the water line from Victoria Circle. My understanding is that this will improve water pressure/quality for Victoria Circle. Have peer review or the town engineer confirmed this?
3. **Tree safety/removal:** As part of the construction, it's been implied the entire area will be clearcut of trees. This would leave a very tall (approx 100 ft or more), very thin row of trees on my property susceptible to storms and falling over. Where appropriate, I request the applicant pay for and handle removal of these trees AND stumps for safety reasons. I am willing to work with him to identify which specific trees.
4. **Water Runoff:** After the storm on 11/30/2020, my basement flooded despite french drains and a sump pump. I believe the depth of the swale has been reduced, so I would just like confirmation this development will not negatively impact an already delicate situation.
5. **Light "overflow/pollution":** I'm concerned with light overflow from the development into our backyard from 3 different sources: cars parking/turning in the visitor parking, street lights, and backyard spotlights. If #1 above is more adequately addressed, this concern is likely resolved.

Thank you,
Houle Family

