

To: ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE, and Patrick Deschenes.

Re: Neponset Village, LLC proposed condominium project (Case No 22-22) 5 Pleasant Street (Map 20, Parcel 63)

Date: October 30, 2023

My name is Allen K. Williams, I reside at 15 Maguire Park, East Walpole, Massachusetts. I, together with my wife, Debra A. Williams, have lived at 15 Maguire Park, East Walpole, MA since November 2013. My residence directly abuts the property located at 5 Pleasant Street, East Walpole, MA.

As stated in my son Seth's previous letter of October 2022, The Neponset Village, LLC proposed condominium project (Case No 22-22) 5 Pleasant Street (Map 20, Parcel 63) will likely cause infringement of my sons' property rights and/or adversely affect my son's property interests. The harm to my son's property rights result from overcrowding the lot, insufficient lot area, insufficient buffer, increased traffic congestion, clear cutting a wooded area which will expose the commercial, industrial businesses behind a railroad spur, including gun shop, auto repair shop and roof shingle manufacturing factory.

Below are some **additional** concerns regarding the use of Maguire Park as an "emergency egress only" to the project.

### **Impact on Maguire Park**

#### **Background**

As stated in Seth's October 2022 letter, Maguire Park is an 18-foot-wide dead-end street with no sidewalks. At present, cars traveling in opposite directions must nearly come to a stop to pass each other. Cars parked on the street need to be passed slowly with caution.

At present, five children from three different abutting homes regularly play on this street. In winter months, plowed snow is stockpiled at the end of the street. In addition, plowed snow regularly forms berms on either side of the street, further narrowing access since the street is never plowed to limits of the pavement.

#### **Current issues**

Recently, I observed a survey team from Coneco measuring Maguire Park, I assume to determine the actual width of the street. But when I observed the survey 'rod person' standing on my neighbor's walkway step with his rod, not on the street itself, I grew concerned about the survey results. After reviewing Sheet 2 of 9 I realized that their team surveyed the property limits of the houses, not the street itself (as an example, see attached image of the survey rod person standing at the end of the walkway of #8 Maguire Park.)

So, I measured **the actual limits of pavement** of Maguire Park starting from Pleasant Street going back to the end of the dead-end street. While I did not use digital survey equipment, I was able to take reasonably accurate measurements of the entire length and width of the pavement at 20-foot intervals using a 100 ft reel tape.

Here are the results:

<b>Distance from Pleasant Street</b>	<b>Measured Width of Pavement</b>
<b>20 feet</b>	<b>17'- 6"</b>
<b>40 feet</b>	<b>18'- 6"</b>
<b>60 feet</b>	<b>18'- 4"</b>
<b>80 feet</b>	<b>17'- 10"</b>
<b>100 feet</b>	<b>18'- 3"</b>
<b>120 feet</b>	<b>17'- 9"</b>
<b>140 feet</b>	<b>17'- 1"</b>
<b>160 feet</b>	<b>17'- 5"</b>
<b>180 feet</b>	<b>17'- 8"</b>
<b>200 feet</b>	<b>17'- 9"</b>
<b>220 feet</b>	<b>18'- 2"</b>
<b>240 feet</b>	<b>18'- 5"</b>

It's very clear that Maguire Park is not wide enough to safely provide emergency vehicles access to the proposed property by means of egress. See Department Comments on PEL (Fire – 10/21/21) which states: "(18.2.3.4.1.1) Fire Department access roads shall have an unobstructed width of not less than 20 feet. This includes parked vehicles."

With this regulation still in effect, Maguire Park is clearly unsuitable for use by emergency fire equipment as an extension of the egress road to the proposed 24 unit Neponset Village project.

In the 10 years we've lived here, we've seen an ambulance back down our street four times. Rubbish trucks back down our street each week with difficulty, especially in the winter with the trash barrels on the street. Not to mention times when visiting family and guests park on the street. We've never seen fire equipment on our street.

As a public street, we recognize that all such vehicles do currently have access to Maguire Park. However, it is used so infrequently by them that the residents of Maguire Park can deal with it.

But, if Maguire Park is allowed to become a second means of egress from Neponset Village, it will become a "driveway of convenience" for residents, delivery vehicles, and service vehicles. Common sense dictates that its use by emergency vehicles will also increase dramatically by the need for access to an additional 24 residences.

We would like to propose an alternative Site Plan layout that will obviate the need for the proposed use of Maguire Park as a thoroughfare for Neponset Village.

Sincerely,

Allen K. Williams & Debra A. Williams; 15 Maguire Park, East Walpole, Massachusetts

Image of Maguire Park survey

