

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 5, 2022, Revised June 29, 2023

My name is Seth B. Williams, I reside at 15 Maguire Park, East Walpole, Massachusetts. I, together with my wife, Stephanie B. Williams, have owned our residence at 15 Maguire Park, East Walpole, MA since November 2013. My property directly abuts the property located at 5 Pleasant Street, East Walpole, MA.

The Neponset Village, LLC proposed condominium project (Case No 22-22) 5 Pleasant Street (Map 20, Parcel 63) will likely cause infringement of my property rights and/or adversely affect my property interests. The harm to my 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 shingle manufacturing factory. Below are my general concerns and comments that I would like to submit to the Walpole Zoning Board

General Comments:

Current project design calls for clear cutting all the wooded area in the proposed site where the units are to be built. A more conservative design with fewer units spaced more reasonably would allow the preservation of at least some of the existing trees.

Clear cutting this wooded area will allow an unobstructed view of the commercial/industrial businesses behind (a railroad spur) and beside the site in Norwood (where there's a gun shop, an auto repair shop, and a shingle manufacturing factory beyond) for not only the proposed housing units, but for us and our current neighbors as well.

Proximity of proposed emergency egress, housing units, and/or parking area, to our rear property line likely does not meet set-back requirements, and therefore will have an impact on our property interests.

The design of the proposed units and their proximity to each other is not in keeping with the character of the neighborhood.

Maguire Park Impact

In order to supply water to the proposed project site, it seems likely that the water main on Maguire Park needs to be replaced, requiring a curb-to-curb excavation of the street. Additionally, a twenty-foot-wide swath of wooded area needs to be cleared on the property on the side of our house to bring the water supply from Maguire Park to the project site and to provide emergency access to the property.

Maguire Park is an 18-foot-wide dead-end street with no sidewalks. 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. Currently, 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. Maguire Park is not wide enough, nor suitable for a sidewalk, or to safely provide emergency vehicles access to the proposed property by means of egress.

Additionally, it is safe to assume that each proposed housing unit will not be built until it is sold. As a result, construction on the project site could continue for years. This means major construction will occur on three sides of our property over an undetermined amount of time, perhaps years.

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Specific Project Concerns

Overcrowding

Three Lots are being used to attain the 121,619 sf total.

The actual Site Lot sf is only 103,000 sf (Therefore, the sq ft allotted for each structure is obscured: $103,000 + 15,599 + 3020 = 121,619$ sf)

Walpole frontage (actual is only 56.85 linear ft.)

Norwood frontage being counted (53.12 linear ft.)

Norwood Lot – is industrial zoned land (3,020 sf)

In our opinion, previous project plan for this lot were designed employing multiple zone variances and interpretations of zoning and site laws to maximize profit with little concern over the impact on the abutters and the neighborhood. Over the years, these projects were declined by the ZBA and opposed by abutters, and now this section 40B application is being used to avoid complying with current zoning laws, laws that were put in place to protect Walpole residents.

Every abutter we've spoken to has expressed concern about the overcrowded layout of the units, the size of the units, their proximity to the property lines, and their apparent disregard for the concerns of the abutters. It is important to note that several new families have moved into the abutting homes in the past 3 years, and they were not involved in the past ZBA public meetings. They will also be voicing their opinion.

Neighborhood compatibility & estimated values

The typical existing closest abutter's home size is under 1,400 sf with some as small as 1,100 sf. The existing nearby abutter's home structures are laid out in line and spaced evenly within existing lots. The placement of the proposed oversized units is overcrowded. The estimate of these homes is also under-valued making it appear as though the affordable units will be reasonably priced.

Insufficient buffering

As a result of overcrowding and placement of the proposed units, buffering of existing abutters is insufficient. Little or no privacy landscaping. Insufficient parking on the property, likely resulting in car being parked on Maguire Park. The previous projects did not have the sufficient 20 ft buffer, now that the zoning laws state a 30ft buffer, this new proposed project will be even less conforming to the zoning laws.

It is our hope that the Walpole Zoning Board of Appeals, and any other involved state/town agencies will consider the needs and concerns of the abutters with regards to this proposed 40B project plan.

Sincerely,

Seth B. Williams & Stephanie B Williams; 15 Maguire Park, East Walpole, Massachusetts

Date: October 5, 2022