

Julie Sullivan
24 Victoria Cir
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Dear Walpole ZBA,

I'm writing this regarding the Dupee St 40B. First of all, I just want to say that I really appreciate the amount of thought and work you are putting into trying to do what is best for the neighborhood and abutters. All of us recognize that this project (and others) put you in a very difficult position. My purpose for writing this is to make one small request if this development does get approved. It would not make this project uneconomic (and hopefully is not too much to ask).

During all of the public meetings over the last year or so, I'm sure it was very apparent to the board that those of us on Victoria Circle are very concerned about how this development will impact our privacy, and it seemed that when we voiced these concerns, the ZBA was very intent on ensuring it would be included in the conditions if the project were to get approved. Our same concerns were also highlighted in the peer review from Davis Square (as noted below). However, when the conditions were written in June 2021, there were no changes to what had been proposed by the applicant, other than extending the trees. I don't know if this was an intentional decision or an oversight due to the numerous other issues with the proposed plan. I do recognize that safety was the ultimate priority, which likely overshadowed most other issues (for good reason). I've included below the existing plan, our reasons for why it is not sufficient, and my request.

Existing Plan: The existing plan calls for 1 row of 4-5ft arborvitaes planted 6-8 feet apart.

Issue: It will take 4-5 years for us to have any real privacy with this layout. On top of this, the homes will be 2.5 stories, with decks .5 levels up. The decks will actually be taller than the trees during the initial years. Lastly, I will have a cul-de-sac right in my backyard. Cars turning around will be shining lights right into my living room.

My request: 2 rows of staggered trees plated 6 feet apart and 8 feet high

I've pulled a couple sections of the peer review issued by Davis Square (the second one dated Feb 20, 2021 based on the most recent plan), where it states the same:

d. "Given proposed height of the new structures and the elevated decks at their rear, the existing homes on Victoria Circle would be significantly impacted. This could be better studied if the developer produced accurate building and site sections that reach to the existing neighbors' homes. Current civil plans include a landscape plan that indicate a long wall of 63 four to five-foot tall arborvitae to screen the development from the Victoria Circle neighbors. [A site section that includes the new development and the neighbors would make it possible to assess the effectiveness of this screening strategy.](#) **It is likely that it will take a number of years before there is any significant screening afforded by these plantings."**

g. Integration of building and site, including but not limited to preservation of existing tree cover, if any. As discussed above, it is likely that the site would have to be clear cut in order to construct the project. And also noted, the elevated rear decks do not have a stair that connects to grade. **If it is not possible to provide adequate screening, the users of the deck would be looking directly into the Victoria Circle resident's back yard.**

k. Proposed landscape elements, planting materials, and planting design. The landscape plan indicates street trees, as well as shrubs at each unit entry. No screening is indicated along the backside of the structures. [Screening along the rear of the buildings is now indicated, however, as noted above, additional information is necessary in order to review its effectiveness.](#) **Consideration should be given to a broader, more varied approach to screening to create more visual interest than the "planted wall" approach.** [This may require providing some plantings on neighbors' sites.](#)

If there's anything you can do, I would REALLY appreciate your consideration on this. Again, I can't thank you enough for all of the time and energy you have put into ensuring we get the best outcome.

Kind Regards,
Julie Sullivan