

From: [David Vlacich](#)
To: [Patrick Deschenes](#)
Cc: [Amy Messier](#); [Jim Johnson](#)
Subject: Darwin Commons 40b Comments
Date: Wednesday, September 29, 2021 2:30:52 PM

Attn : John Lee , ZBA Chair

CC: Jim Johnson – Town Administrator

Patrick Deschenes – Community and Economic Development Director

Mark Gallivan - Select Board Chair

Let me first say, the residents of our street are now going on year sixteen of 40b threats at the end of the Darwin Lane cul de sac. It all started approximately one year after we moved into 31 Darwin Lane in 2004. Throughout the buying process, we were aware of the vacant land. Both John and Kathy Hasenjaeger mentioned several times that a house or two were approved for development and would likely be built over the next year. We were fine with that. Fast forward a year and Mr Hasenjaeger tried to blow out the street and add an additional subdivision titled Kayla Court. There were several issues with that proposed development including but not limited to concerns over building so close to the town aquifer, steep slope/grade of the land and most importantly he wanted a waiver to extend the street past 750 feet which is a massive safety concern which still exists today. Throughout the subdivision hearings, all I remember was Mr Hasenjaeger and his partners barking and threatening a 40b if the town did not extend a waiver for the 750 ft requirement. It was never granted. The lot has stood vacant ever since. We have been threatened by 40b several additional times from his family members throughout the years as well.

I urge the Zoning Board to not only reject this project via invocation of it's safe harbor which it so diligently received on 9/10/21 but also on the grounds of being unsafe in a residential neighborhood filled with single family homes and many small children. Additionally the board should reject this project as it provides very little benefit to the town and its housing affordability initiatives. Lastly, the ZBA should reject this proposal due to its close proximity to the most productive well in Walpole. We all should have grave concerns regarding contaminates into the groundwater which slopes down directly into the well area in this location.

With the HPP Certification, this is a perfect opportunity for the town to put the brakes on unfriendly 40b proposals and focus its efforts on meaningful, truly impactful projects with seasoned respectable developers in a collaborative manner. The town

will achieve the results it wants only through these means and now you have the best chance to do that.

Initial additional comments/thoughts:

-There clearly are some large issues with any development so close to an aquifer. The lot is located in Zone 2 Area 1.. This is a primary recharging district to one of Walpole's most productive wells. I highly recommend the ZBA fully investigate with a cut/fill analysis and its effect on the wellhead protection zone in collaboration with the DEP.

-It is almost impossible at times to pass through our street (several pictures/videos available upon request) Additional traffic will be a significant and large safety issue for years to come. Construction equipment access will be tough and most importantly, safety equipment access when cars are parked on both sides of the road will be quite challenging to say the least.

In closing, I cannot see one reason why the town would move forward with this project. It has little to no benefit to the town and our neighborhood.

Sincerely

David and Jo-Anne Vlacich

31 Darwin Lane

508-493-9558