

From: [Mike Farley](#)
To: [Patrick Deschenes](#)
Subject: Residence at Darwin Commons
Date: Tuesday, October 12, 2021 12:35:47 AM

Mr. Deschenes:

We are writing to voice our opposition to the Residence of Darwin Commons. When we made the decision to move to Walpole many years ago, we were drawn to the sense of community and the close knit feel of the town. We were not disappointed and have made life-long friends throughout the town. We have relatives who also chose to move to Walpole at our recommendation and they echo our strong feelings.

Approximately 11 years ago, we were fortunate to buy a house on Darwin Lane. This came at great economic sacrifice to us but we made the decision due to the make-up of the neighborhood. Darwin Lane consists of approximately 14 houses and the adjoining Queens Court consists of five. We felt the 2 cul-de-sacs would provide our young family with a secure neighborhood with minimal traffic concerns. The proposed Residence at Darwin Commons would more than double the amount of the homes in the neighborhood and with that greatly increase the amount of traffic in and out of the neighborhood. The increased traffic would be untenable on a street of this size and cause significant safety concerns for the young children, ours included, that currently live here. In conversations we have shared with many neighbors on Darwin Lane and Queens Court, we feel confident in stating that many others in the neighborhood share our safety concerns.

Our objection is not simply a typical Not In My Backyard objection. A development of this scope is simply not practical for a neighborhood of this size. There are only 19 homes currently in the neighborhood and the proposal is for an additional 28. Simply stated, the street was not constructed for that amount of traffic volume. When we were looking for a larger house due to our expanding family, we were aware that the land at the end of the street was not developed. In fact, there was a For Sale sign up and we made several phone calls to the realtor who we later found out was the owner of the land. Our phone calls went unanswered. As we looked further into this property, we learned that they were attempting to build multiple single family homes there. This was initially denied due to concerns by the Fire Department. We noted that there were two cutouts in the curbing and therefore made the decision to purchase our current house with the understanding that possibly two single family homes would be built on the land in the future which would not greatly affect the amount of traffic in and out of the development and maintain the safe environment we were looking for.

Walpole has seen a great deal of development in recent years. The projects that have been approved by the town have been appropriate for the location where they were constructed. We are confident that all of the appropriate regulations were adhered to however we understand that there have been some misrepresentations made by the developer in their application to this project. The developer states that the land is generally level. We can tell you that a simple walk through this property would show you that this is far from the case. We further understand that the application was not properly completed as required. We further understand that a traffic study was conducted during the summer months in the midst of the pandemic. These three issues alone should give cause for concern. Additionally, the land sits on one of the town's water supply aquifers. Constructing a 28 unit project on top of this would undoubtedly create a negative environmental impact to the water supply.

In closing, we have loved our time in the town of Walpole. We have been fortunate to raise our family in a close knit neighborhood filled with great neighbors. Our financial sacrifice to make this a reality has been well worth the hardship we faced along the way. Allowing an oversized development that has already begun the approval process with misrepresentations and an improper application would be a great disservice. We therefore respectfully request that ZBA denies the application of this proposed project.

Sincerely,
Michael and Caroline Farley
15 Darwin Lane
Walpole