

**From:** [Joseph Moriarty](#)  
**To:** [Patrick Deschenes](#)  
**Cc:** [Jim Johnson](#)  
**Subject:** Residence at Darwin Commons  
**Date:** Friday, October 8, 2021 12:32:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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John Lee, ZBA Chair via email to Patrick Deschenes.

October 8, 2021

Regarding proposed Residence at Darwin Commons Project.

Dear Chairman Lee:

My wife, Bernadette, and I are writing this letter to urge you and your board to reject the proposed "Residence at Darwin Commons" development as proposed by Wall Street Development and due to be presented to you on October 13, 2021.

A proposed subdivision called "Kayla Way" was previously turned down by the town of Walpole due to the safety concern of Darwin Lane already being longer than 750 feet. We also understand that previous 40Bs have requested this waiver and have been denied and the project had to be redesigned to satisfy this criterion. That same safety concern still exists today and that is the main reason that this latest proposed 28-unit development should be turned down once again. Darwin Lane is already longer than the 750' length regulation of the Town. Paul Barry, Deputy Fire Chief, states in paragraph 7 of his comments letter of March 22, 2021 that this latest request for a waiver should not be supported. Safety should always be an overriding factor.

Additional concerns:

1. This proposed development is in close proximity to two of the Town's wells and is within Zone II and Zone I of the well protection areas. Further encroachment of buildings with increased water runoff would likely cause contamination of our wells and water supply.
2. Additional traffic on our already narrow street should be considered a huge safety concern as well. The neighborhood is a family area with a lot of young children. One has to be very careful now when driving down our street, additional traffic and construction vehicles would be a huge negative safety factor for residents and children. A development of this magnitude just does not fit geographically.
3. We believe that there are many deficiencies and misrepresentations in the application submitted by the developer. We would request that the application be fully more reviewed and vetted.
4. The site plans should be stamped by a site surveyor.

To finalize our letter, we understand that the Town of Walpole has attained the so-called two-year safe harbor status which has also been certified by the Massachusetts Department of Housing and Community Development. We would request that your Board invoke this safe harbor in response to this application and look for friendly 40B partners to develop well-designed projects that respect the town's local safety concerns.

Thank you for your time and consideration on this matter affecting a lot of hard working residents of the Darwin Lane, Queen's Court, Eleanor Road and Washington Street neighborhoods.

Sincerely yours,  
Joseph and Bernadette Moriarty  
28 Darwin Lane  
Walpole



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