

From: [Marianne Stanton](#)
To: [Patrick Deschenes](#)
Subject: Objection to proposed Residence at Darwin Commons
Date: Friday, October 8, 2021 11:43:08 AM

Dear Patrick,

This letter is to serve as our firm opposition to the proposed Residence at Darwin Commons project located at 32 Darwin Lane. As lifelong residents of the Town of Walpole we have enjoyed all Walpole has to offer and have been supportive of progress that is properly planned and in compliance with all relevant laws and regulations. This particular project appears to meet neither of those thresholds. With any new development there are both personal interests and legal interests. While we believe our personal point of view may not be of much consequence in a zoning matter, it is necessary for us to express our objections from both of these perspectives.

From our personal viewpoint, we negotiated the purchase of our land from the Hasenjaeger family in 2001. At the time, we were informed of the plans for the neighborhood including the development of the lot located at 32 Darwin Lane. Our understanding at the time was this was reserved for future development of a single family home for a member of the Hasenjaeger family. In good faith, and based on the understanding that this would remain a safe cul-de-sac with limited traffic flow, we constructed our home here to raise our young family in a neighborhood where our children could roam and play without excessive safety concerns. Many of our neighbors moved to this location for precisely the same reason and invested in their homes to raise their families in a safe environment. The proposed new twenty-eight unit project will more than double the amount of traffic on Darwin Lane and raise traffic safety concerns for all of us.

Market conditions for homes in these types of neighborhoods command a premium price. This premium price was paid by all abutters to this proposed project primarily for the purpose to enjoy our properties free of worry. Over the years, we have dutifully paid our rising property taxes based on the "full and fair cash value" (market value) according to the Board of Assessor's Office. Excessive traffic will certainly dictate a decrement off of the market value for existing homes, we are certain this will not be accounted for in the annual assessing process.

Notwithstanding our objections noted above, it is the duty of the Walpole Zoning Board of Appeals to follow all relevant laws, regulations and procedures. Since moving here in 2002, it seems that the circumvention of these processes has been the objective of developers in search of profit. Case in point, after the neighborhood was essentially completed, John Hasenjaeger attempted to have the 32 Darwin Lane property re-zoned to allow for the construction of five single family homes. Our understanding is that project was denied by the ZBA in part due to concerns expressed by the Walpole Fire Chief related to noncompliance with the length of Darwin Lane and additionally the sharp slope of the property in question. Thankfully, that project was properly denied by our leaders at the time who faithfully executed their fiduciary duties.

Fast forward to today and yet another greedy developer in search of excessive profits is attempting to seize upon the well-intentioned spirit of 40B regulations while filing false claims and circumventing procedure. It is our understanding that the Project

Eligibility letter from Wall Street Development states in part that the "Site is generally" level. We are not aware of any man-made or natural phenomena that has occurred over the years that has magically transformed the site to a level property. Further, we are also aware that some sort of "traffic analysis" was done attempting to mitigate safety concerns. Our understanding of this supposed "traffic analysis" is that it was conducted in the middle of the summer during the pandemic. Any reasonable person could surmise that this time-frame is not and does not accurately reflect typical traffic flow of the neighborhood and therefore should not serve as legitimate substantiation to allow for increased development. Both of these assertions are patently false, ignore the interests of abutters and are indicative of the developer's deceitful non-compliant actions.

We respectfully request that ZBA fulfill their fiduciary duty and firmly denies the incomplete and inaccurate application submitted by Wall Street Development Corp. for the proposed Residence at Darwin Commons.

Sincerely,

Michael & Marianne Stanton
19 Darwin Lane