

To: Barnett Ovrut, Paige Duncan and Members of the Planning and Zoning Boards

From: Residents of North High Street

Date: March 3, 2023

Subject: Walnut Street 40B/Senior Housing Project

Dear Barnett Ovrut, Paige Duncan and Members of the Planning and Zoning Boards,

As residents of North High Street and abutters to the Walnut Street Housing Project we are preparing to welcome 200 new residents into our neighborhood. As veterans, frontline workers, professionals, life-long residents and hard-working parents of young families we appreciate the consideration, efforts, and design that have gone into this. After reviewing the plans, we have a few concerns regarding the development that we would like to bring to your attention. We hope that with a little extra effort, better balance can be achieved between building #3 and the North High Street neighborhood.

1. Overall dimensions of building #3. Primarily its height- Reposition building #3 to a lower elevation, bring it closer to the standard height or 35ft for local buildings, or reassess the number of units.

In the **2021 RFP- Integration into the Community** it states- *"The tallest building shall be located closer to Route 140. Buildings closer to the North High Street Neighborhood shall step down in height to be respectful of the adjacent residential community. The goal is to minimize visibility from the adjacent neighborhood."*

- At 53'6" it is the tallest of the three buildings
- sits at the highest elevation (254')
- is the closest to the property line (140')
- runs the length of 3 abutting properties

We would appreciate if building #3 could either be repositioned to a lower elevation (perhaps behind building #1, where a deeper buffer already exists) or if the height of building #3 could be reconsidered, bringing it closer to the standard height or 35ft for local buildings. Additional units could be added to buildings #1 and #2 to compensate for this or reassess the number of units.

The traditional architecture and materials chosen are wonderful, but building #3's overall dimensions appear out of character with the neighborhood. We hope that the project's design can be adjusted to result in building #3 being more harmonious with its surroundings. We understand this project has to be profitable for the Foxborough Housing Authority and the Developer, and that it serves the needs of senior and disabled populations throughout the State. We also know that in its best form this project has to be built with respect to the adjacent residential community.

2. Deciduous buffer- Leave at least one row of mature evergreen trees in addition to the planned landscaping.

In the plans the parking lot begins at the first line of a mature evergreen forest that extends to route 140. This leaves only a deciduous buffer for screening. We would like the plans adjusted to leave a line of mature evergreen trees in order to better camouflage building #3. This would be a resourceful way to mitigate visibility.

3. Light pollution- Installation of motion sensors wherever possible to further address light pollution and increase energy efficiency.


We are pleased that lighting throughout the complex will be energy efficient and compliant with Dark Sky standards to reduce overspill or glare. We are concerned that the emitting light from building #3 through a deciduous buffer all night long will still be an issue. Building #3's horizontal orientation coupled with its height and proximity to the property line, will render it glaringly out of sync with the neighborhood, especially at night. We would appreciate it if motion sensor lights were installed wherever possible on the exterior of buildings (including parking areas) and interior (especially common areas). This will help the building complex be more cost and energy efficient, beneficial to migrating birds, respectful of wildlife and blend into its surroundings.

4) Documentation- We request documentation of abutting properties in the unlikely event of damage resulting from the Walnut Street Development during its construction or relating to circumstances thereafter.


We understand that all involved at the local and state level wish this to be a successful project. We know you value our input. As families with a vested interest in the community we know that the more thoroughly things are worked out the stronger this project will be.

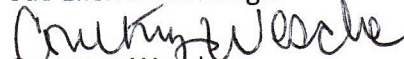
Sincerely,



Maria Schuster


Shari Pearce

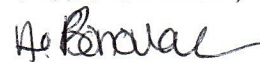

Alex Summerhayes



Sue Ellen Rosenberger

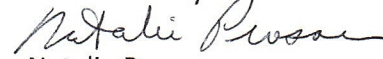

Courtney Wesche


Kathleen M. Salomaa

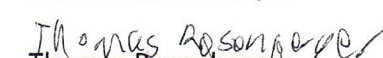

Anna Donovan

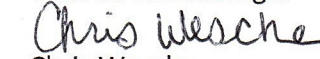

A. Bonavia



Edward Galley


Natalie Prosser

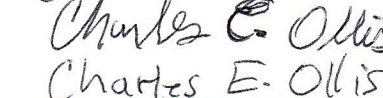

Mikala Summerhayes



Thomas Rosenberger


Chris Wesche

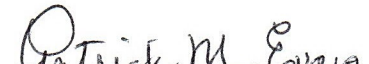

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