

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

From: Residents of North High Street

Date: March 7, 2023

Subject: Walnut Street 40B / Senior Housing

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

In an effort to assist in creating a housing development that works best for all involved and after further contemplating the **2021 RFP - Integration into the Community** - which 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.”*

We would like to suggest that all proposed units be incorporated into the two buildings situated along Route 140 and that building #3 be omitted. This would have several benefits.

- Reassess the number of units. This project was originally 80 units, the current proposal is 2 ½ times larger at 200 units.
- Decreasing the number of units will reduce the strain on municipal resources.
- These buildings would be located closer to Route 140.
- These buildings would be at a lower elevation.
- Minimal visibility from the adjacent neighborhood.
- More mature trees left intact for sound, visual, light, wind buffers and carbon capture.
- Economical use of resources due to less sprawl.
- A deeper buffer providing greater consideration to wetland area, and wildlife habitat.
- A deeper buffer providing greater respect to adjacent residential community.
- Concentration of parking areas along front and sides of buildings resulting in less disturbance to abutters and neighboring wildlife habitat.
- Same amount of usable green space for residents of the development.

Note: We also request that the proposed pickle ball court be omitted due to the recent issue of resulting noise pollution in Wellesley.

Sincerely,

The Residents of North High Street