

Department Comments

Affordability Status:

1. The Walpole **Housing Partnership** has discussed this matter and they are requesting that this project include lower and extremely low-income units. Instead of 80% AMI the Walpole Housing Partnership would ask that MassHousing consider a range of 60% and 30% of AMI.
2. The Town will demand as a part of any approved plan that affordable units remain affordable in perpetuity.
3. It is requested that the percentage of so-called affordable units that are included in the Condominium application not be less than fifty percent of the overall number of units as opposed to the 25% that is proposed by the developer.
4. The Town also requests preference to Walpole residents and Town employees for affordable units.

Public Safety

The Walpole **Police Department** has provided the following comments regarding this project:

1. The Chief is requesting that the Applicant conduct a public safety resources impact study. The Police and Fire Departments have been experiencing issues in other complexes in Walpole. Projects such as this one are going to consume resources. The Applicant needs to identify and address this early in the permitting process.
2. The Walpole Police Department responds to all public safety calls for service, and emergencies including all calls requiring fire, EMS, police & utility service emergencies. Other complexes of this size create substantial use of each of these resources and increases call volume. The sector car assigned to sector 2 covers a large geographic area. There is no doubt that this project will require additional police resources.
3. The entrance/exit to the complex is extremely close to the train tracks. The location of the entrance/exit intersects with Summer Street, directly adjacent to the MBTA Foxboro Train pilot program (at grade crossing) set to start and likely to be permanent. This will be a high-speed train crossing with functioning street gates, which will cause traffic to stop and back up at the gates well past the entrance/exit and likely cause a confusing traffic pattern. The entrance/exit currently on plans should be re-evaluated.

4. This complex is adjacent to the MBTA tracks where trains will be traveling through at 45-60mph. With the amount of units and number of young children in the complex and playing in the area, the complex would need significant safeguards to protect children and provide barriers between the complex and trains. The optimal result would be to install a sidewalk that will safely address the needs to get residents of the development from the project to Boyden School. This may require the developer to construct new sidewalks in the Town's right of way.
5. The Police Department would like to see a solar powered pedestrian crosswalk lights similar to the ones located on Main St. near the CVS Plaza and across from the Walpole High in order to allow pedestrians to cross Summer St. at the proposed entry to the new subdivision.
6. Depending on number of children, and taking into consideration the train issue, even with the gates and crossings, a crossing guard will be required at the crossing. The Development's association will be required to pay for the costs associated with the crossing guard.
7. Summer Street has inadequate street lighting that will need to be addressed by the developer in order to ensure pedestrian and motorist safety.
8. Summer Street infrastructure including sidewalk connections to Delapa Circle are not adequate. The roadway is hilly, windy, and can be unsafe crossing the street or for vehicular travel. More sidewalks and improved signage and infrastructure will be needed.
9. Onsite management will be required for public safety emergencies. Access to buildings for police emergencies is imperative. The Police Department will require a police lock box.
10. Surveillance camera systems (such as at Alta Easterly Apartments) are vital for onsite public safety matters. This will be required.
11. Location of apartments proximate to Gillette Stadium adds unique issues of traffic volume in South Walpole, pedestrian traffic, and parking violations effecting public safety resources. This all needs to be factored into the development of this site.

The Walpole Fire Department has provided the following comments regarding this project:

1. This is a very large complex with 300 units of housing and is very similar to the Preserve at 100 Hilltop Drive which has the same number of units. The Preserve has been operational since 2004 and to date we have responded to 801 Emergency calls which is

an average of 50 calls per year. This number does not include any fire prevention activities.

2. Site Access must comply with 527 CMR 1.
3. The turning radius from Summer Street into the complex will need to accommodate our largest piece of apparatus, which is Tower 1, (Template can be provided).
4. Turning radius into the first three condominiums, as you enter the complex, from the Boulevard island must accommodate turning radius for fire apparatus.
5. Turning radius in Building 1 parking lot must allow for turning of fire apparatus.
6. All wetland crossings must accommodate the weight of Tower 1 which is 80,000 pounds.
7. The roadway to the Townhouses at the front of Building 3 needs to be configured to allow for the turning of fire apparatus.
8. The turning radius for the two proposed cul-de-sacs in the condominium side of the project must accommodate Tower 1.
9. The proposed name of Cedar Drive will need to be changed as we already have a Cedar Street.

Building Commissioner:

The Building Commissioner reviewed the submitted applications and had multiple questions and comments for Omni Development for this project. Those comments and questions included:

1. The Building height on the plan showed 75' however in a subsequent email the developer indicated the height was 65'. The height difference causes some major feasibility issues. The Applicant (David Hale) has told the Commissioner that there are no 6 story buildings as part of this project and that the garden style building will be 4 stories that will be "around 55-60 feet depending on the pitch of the roof". The application and renderings that were submitted to the Town show buildings that have a garage on the first floor and 5 levels of living space.
2. In regard to Construction Management- a preliminary plan showing how the project can be built in a safe manner should be furnished showing ingress and egress of construction vehicles. The plan should also include a plan for parking of employees and tradesman on the site. The possibility of phased release at the end of the work day should be contemplated due to the restrictive nature of the streets in South Walpole.

3. A proposed construction phasing plan should also be and approved by the Town and will include a plan for phased occupancy. This will ensure the Town has the ability to comment and impose reasonable conditions during the Board of Appeals process. The overall management plan should include, but not be limited to, trucking routes, anticipated construction schedule (desired start date, length of project), material lay down area, delivery entrance and exit, parking areas, construction hours, emergency vehicle access.
4. Construction type/ method - A detail of construction type and method should be furnished to examine feasibility as it relates to Building Code.
5. The Commissioner requests a copy of the tabular zoning analysis and waiver list submitted to MassHousing.

Public Health Considerations:

The Board of Health Director provided the following comments and observations:

1. The proposed plan shows a clubhouse and a pool area. The Walpole Board of Health will need to review the pool design to ensure that it meets code. The Board of Health would like to have the Applicant provide mitigation to offset these expected costs. The Board of Health will need to at a minimum inspect the pool yearly. The Applicant/association will need to adhere to all of the Walpole Board Health Regulations in regard to pool operations. The Board of Health will require a lifeguard on duty during pool operations.
2. Recycling and trash will be the sole responsibly of the Condo/Apartment Association. Adequate room for disposal must be provided along with a pick up schedule for trash and recycling. The Board of Health will require that the association offer recycling pickup.
3. A playground and dog park is identified in the plans that were provided to the Board of Health. The Board needs assurances that kids can get to the playground in a manner that is safe. Sidewalks, lighting, bicycle racks need to be provided by the Applicant and cleaned appropriately.
4. The maintenance facility will need to register all of their toxic and hazardous materials with the Board of Health. The Health Department will need to ensure that storage is adequate and away from wetlands.
5. A project this large in size will need to address energy consumption. The Board of Health would like to see the Applicant reduce the project's carbon footprint and use

renewable energy where feasible. Strong consideration should be given to solar water heaters, solar street lights, even solar on roofs instead of all gas.

6. The Applicant will need to provide the Board of Health with a plan to address the ongoing problems that communities across the state have been dealing with in terms of mosquitoes. This project is being built very close to the Cedar Swamp wetlands where mosquitoes that might carry EEE are likely to breed.
7. The Board of Health is concerned with cutting down vast quantities of trees that will lead to losing various species of we are losing species wildlife in the area.
8. MassHousing needs to take into consideration that a portion of the area was a contaminated area under the Massachusetts Contingency Plan (Tracking number RTN 4-3024222 Baker Hughes property). Site contaminants included arsenic, chlorinated VOCs, and DCB. The report that was generated indicated no significant risk for all areas of the site except groundwater, where some monitoring well concentrations exceed drinking water criteria. The Applicant is going to need to hire an LSP to make certain that these new activities would not have a negative impact on the Town's water supply and future residents of the Project. If during construction, anything unusual is seen, contamination or suspected, the project should stop and an LSP be called on site to investigate.
9. The Board of Health will require that the bus stop school children and that some sort of shelter be installed to for inclement weather while the kids wait for the buses.

Environmental/Conservation Concerns

The **Conservation Department** provided the following comments and feedback:

1. This Project will require a filing with the Conservation Commission to review under the MA Wetlands Protection Act and Regulations at 310 CMR 10.00 for activity within the 100-foot buffer zone and proposed alteration of wetland resource areas.
2. The wetland resource areas located on the plan associated with the original proposed project (map 52 lot 59) were verified under an ORAD issued by the Conservation Commission dated 8/20/2019. The wetland resource areas shown on the revised plan which includes the Baker Hughes property (Map 52, Lot 78) have not been reviewed and verified by the Conservation Commission. This verification will be required.
3. There was a vernal pool identified on the B-series wetland on or about flag B25 which was identified and shown on the ORAD approved plan, however it is not identified on the proposed project plans. The vernal pool should be shown on the plan.

4. There are two other vernal pools located on the Baker Hughes property which were identified on the Beals and Thomas ORAD plan dated 2005. These vernal pools should be reviewed and identified on any future plans.
5. The proposed plans should be designed to protect the vernal pool habitat.
6. The amount of wetland resource areas proposed to be altered is concerning. The Applicant is proposing multiple wetland crossings and wetland fills which need be minimized. This will be reviewed during the wetland filing process under the MA Wetland Protection Act and through comments to the ZBA.
7. The Project will be required to meet the DEP Stormwater Standards as part of the MA Wetlands Protection Act filing.
8. The Project will be required to replicate wetland resource areas altered.
9. The first 25-feet of the wetland resource area buffer zone should remain unaltered as required under the Bylaw Regulations to protect the wetlands from incremental alteration and disturbance.
10. The Project should incorporate passive recreation into the design plan in a manner that both creates opportunities for residents to enjoy the natural environment and which also protects the sensitive values of the resource areas.
11. The Applicant should use the following requirements from the Walpole Wetland Protection Bylaw Regulations and the 2016 MS4 permit when designing Stormwater BMP's:
 - A. Rainfall calculations for all Stormwater management BMP's shall be made as per the National Resources Conservation Service Precipitation Frequency Analysis for New York and the New England States.
 - B. Retain volume of runoff equivalent to, or greater than, one (1) inch multiplied by total post construction impervious surface area on the site.
 - C. Rooftop rainwater shall be infiltrated into the ground into an infiltration system that meets the requirements of the MA Stormwater Handbook.
 - D. The proposed project should limit impervious surfaces where ever possible and incorporate low impact design practices such as but not limited to:
 - Vegetative swales
 - Vegetative filter strips
 - Bio-retention basin
 - Water efficient irrigation systems
 - Pervious paving surfaces
 - Preserve unique natural features of the site
 - Landscaped areas that retain water and are appropriate to local soils and micro- climates

- Non-invasive and natural landscaping plant species
- Buildings oriented towards the sun for energy efficiency
- Building blended into natural features.
- Lighting direct down and/or to spot areas to decrease light to wetland resource areas.

Infrastructure:

The Walpole **Public Works Department** has provided the following comments and suggestions relating to the Cedar Edge Project:

1. The Applicant needs to address the current traffic patterns in and around the South Walpole Common, along with pedestrian crossing locations, to develop a safer pattern for motorists and pedestrians. As currently constructed, crossings in the South Walpole area along Summer St. and towards the South Walpole Common are poor. The Applicant needs to come up with solutions that will mitigate the impact of adding hundreds of cars to the area. Modifications that need to be considered include, changes to the roadway on Summer St., near the proposed development. As of now, there is a large and narrow curve to the west of the proposed development entrance that has difficult sightlines. This is likely to be a concern with traffic going in and out of the proposed development.
2. Traffic Patterns need to be evaluated in South Walpole to find a more optimal pattern that is safer for both the motoring traffic and the pedestrians. The crosswalks definitely need to be redesigned in and around the South Walpole Common. As part of the design process, detailed traffic counts should be conducted with in the area. The counts should measure the level of traffic on each of the roadways currently there, which should then be incorporated into a proposed traffic management plan for the area addressing the inclusion additional vehicle trips per day, and preservation of safe movements with all traffic exiting and entering major intersections.
3. The Roadway width will need to be increased if possible, in order to create better sightlines on Summer St., especially in the areas near the entrance to the proposed development.
4. The section of Summer St. that the Applicant is proposing to enter and exit from is very narrow and will create a challenge with a railroad crossing gate located directly next to it. The Applicant should be prepared to address and update the roadway and sidewalks at the new intersection.
5. Any sidewalk upgrades should ADA compliant.

6. As the Commonwealth considers greater and tighter restrictions upon Walpole and other communities regarding our drinking water production capacity, we are most concerned that the addition of this number of units will drastically reduce our ability to provide water for future economic development opportunities. The Sewer and Water Superintendent has used title V calculations for the 60,100 gals/day of demand on the water distribution system. Walpole is soon to be issued an Order to Complete by the Department of Environmental Protection, for its Water Withdrawal Permit. Walpole anticipates its permitted withdrawal being reduced. This project may tax that new permitted regulation.
7. The Water and Sewer Commissioners will seek a full analysis that the Project can provide and sustain adequate if not superior water capacity and pressure to provide full fire protection from hydrants and sprinklers throughout the Project. The Commissioners may need to discuss the possibility of the Applicant funding an additional water storage/pressure unit in the Community.
8. In terms of sanitary sewer utilization, the Sewer and Water Commissioners will require the developer take every precaution to avoid the same negative impacts that was dealt with since The Preserve came online in the early 2000s. Specifically, the design of this complex must include ALL requirements of our Sewer & Water Commissioners and Department of Public Works to ensure that outward sewer flow is directed in a manner prevents impacts on the existing system, eliminates all odor from the waste discharged into our system, and prevents long-term capacity surges downstream in our system.
9. The Sewer and Water Commissioners will need a definitive site plan which includes the intended infrastructure. A looped water system is imperative.
10. The Project will need to undergo peer review with respect to Project impacts this project will have on the existing infrastructure, particularly water and sewer.