



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

April 28, 2022

Mr. John Lee, Chairman
Town of Walpole - Zoning Board of Appeals
135 School Street
Walpole, MA 02081

RE: Chapter 40B Comprehensive Permit Application
Residences at Pinnacle Point – Off Pinnacle Drive

Dear Mr. Chairman:

Wall Street Development Corp. ("Wall Street") and Pinnacle Development LLC is pleased to submit an application for a "Comprehensive Permit" pursuant to M.G.L. c. 40B, sec. 20-23, initially enacted as Chapter 774 of the acts of 1969. Wall Street has received a Determination of Project Eligibility from MassHousing. As you know, the purpose of this law is to promote and encourage the development of affordable housing in the Commonwealth of Massachusetts. This development will be consistent with the affordable housing needs of the Town of Walpole.

The proposed development site consists of approximately 4.09 +/- acres and is identified on Walpole Assessors Map 19, Parcel 182 and 183. The development calls for the construction of twenty-eight (28) homeownership, non-age restricted, condominium townhouses. Twenty-five percent (25%) of the condominiums will be affordable at no more than 80% of the area median income and will be counted toward the Town's 10% affordable housing requirement.

Also enclosed please find a check in the amount of \$9,200.00 which represents the filing fee for this application. It is Wall Street's hope and intention to provide a full presentation of our plans at a meeting to be scheduled by the Board. At that time, any questions or concerns regarding the proposed development will be addressed.

Thank you for your attention in this matter. We look forward to meeting with the Zoning Board of Appeals to review this project and work toward the issuance of the Comprehensive Permit.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



**THE RESIDENCES AT PINNACLE POINT
WALPOLE, MA**

**APPLICATION FOR COMPREHENSIVE PERMIT
UNDER M.G.L. c. 40B
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THE RESIDENCES AT PINNACLE POINT
PINNACLE DRIVE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.1 – COMPLETE APPLICATION



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

Town Hall
135 School Street
Room 212
Walpole, MA 02081
ZBA@walpole-ma.gov

APPLICATION FOR PUBLIC HEARING

FOR COMPREHENSIVE PERMIT APPLICATIONS SEE ZBA RULES AND REGULATIONS FOR COMPREHENSIVE PERMITS

Name of Applicant: Wall Street Development Corp. Date: April 28, 2022

Mailing Address: P.O. Box 272, Westwood, MA 02090 Telephone #: 617-922-8700

Applicant's Email: lou@wallstreetdevelopment.com

Location of Subject Property: 9 and 15 Pinnacle Drive

Owner's Address (if different than applicant): P.O. Box 661, Norwood, MA 02062

Owner of Subject Property (if different than applicant): John Hasenjaeger

Owner's Email and Telephone # (if different than applicant): jthasen@gmail.com Tel.857-312-4170

Previous ZBA Decision Case #: Date of previous case:

Assessors Map and Lot #: Map 19 - Parcels: 182 & 183 Zoning District: General Residence

Case # (assigned by ZBA office) Please fill out the appropriate request(s) below:

1. Request a SPECIAL PERMIT under section of the Zoning By-Laws to allow

Blank lines for request details

* Zoning Enforcement Officer's Initial:

2. Request a VARIANCE from section of the Zoning By-Laws to allow

Blank lines for request details

* Zoning Enforcement Officer's Initial:



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3. Is an ADMINISTRATIVE APPEAL from an action taken by the Building Inspector or other administrative official

(Name of official) with respect to (Describe)

4. Request for a COMPREHENSIVE PERMIT pursuant to Massachusetts General Laws, Chapter 40B, Section 20 - 23, as amended, to allow:

Construction of twenty-eight (28) homeownership, non-age restricted, condominium townhouses on approximately 3.44 acres

Please attach supplemental information if applicable.

Signature of Zoning Enforcement Officer

Check if project requires Historical Commission Review

Louis Petrozzi, Authorized Agent
Property Owner's Signature

Louis Petrozzi, Authorized Agent
Property Owner's Name (printed)

Louis Petrozzi
Applicant's Signature

Louis Petrozzi, President
Applicant's Name (printed)

23 Pinnacle Drive, Walpole, MA 02032
Owner's Address

Relationship to Property Involved

Please Note: The applicant is advised that while the board staff may assist on procedural matters, no legal or other advice shall be given. It is the applicant's responsibility to determine the chapter and section necessary for an application to be accurate. Otherwise, the applicant must look to their own attorney or other advisors in this regard.