

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 3.2.15 – IMPACT STATEMENT ON MUNICIPAL FACILITIES/SERVICES

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AND SERVICES**

I. Municipal Facilities and Services:

The following information is an assessment of the municipal facilities and services related to the proposed development:

1. Water Supply:

The development and future units will be serviced by municipal water service of the town of Walpole. The existing water services on Pinnacle Drive will be extended with an 8” water main into the development to service the proposed homes. Individual water services will be installed for each unit in the development.

2. Sewer Service:

Municipal sewer is available on-site via a sewer connection from Pinnacle Drive. The municipal sewer will be extended onto the development to service each of the proposed homes. Individual sewer service will be installed for each home in the development which will flow to an ejector pump to pump sewer to the gravity sewer main on Pinnacle Drive.

3. Historical and Archaeological:

There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits. The property was a portion of the former Bird & Son, Inc. mill complex. Only remnants of the building foundations, foundation slabs and parking areas remain on site.

4. Public and Community Facilities:

(a) Energy and Utilities

Private electric, telephone and other services are available on Pinnacle Drive. Proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. Eversource Electric, Verizon, Comcast, etc. All utilities will be installed underground.

(b) Police and Fire:

Access for police, fire and other emergency vehicles is via East Street to Pinnacle Drive. A turn-around will be provided in the development at the end of the proposed access drive to allow for apparatus maneuvering and turning. Municipal water, including fire hydrants at 500-foot intervals, will provide for fire protection.

(d) Maintenance and Other Services:

Upon completion, the Pinnacle Point access drive will be a private way and maintained by a homeowner's association.

5. Site Impact Assessment - Criteria:

(a) Consistency with character of the surrounding area:

The development site is in an existing mixed neighborhood of single family and multi-family residences. The proposed condominium homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper storm-water management in accordance with state and local regulations. A Storm-water Management Report prepared by Glossa Engineering, Inc. will be submitted for review as part of this application. Based on the residential use of the property and the residential nature of the proposed buildings, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the site. In addition, any street lighting to be provided will not shine onto any abutting properties. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed development use of the property for 28 residential condominium homes and the access drives to serve each of the proposed homes has been laid out to provide convenient travel for both vehicular and pedestrian movement within the site. Included with this application is a "Traffic Review" dated April 25, 2022 prepared by Kimley-Horn of Waltham, MA.

This review has determined that the proposed project will be “a low generator of new vehicle traffic” and will have minimal impacts on the current traffic characteristics on the abutting street system. The new site traffic is expected to be able to enter and exit the site safely and efficiently with both the minimum required and desirable sight distances being exceeded in both directions at the intersection of the access drive with Pinnacle Drive, as well as, the intersection of Pinnacle Drive with East Street. The additional traffic volumes associated with the proposed development site will not adversely affect the immediate neighborhood.

(e) **Parking and Loading Spaces:**

Four (4) parking spaces for each home will be accommodated, two garaged spaces plus two exterior spaces. A total of 56 resident parking spaces are being provided, along with 6 visitor parking spaces.

6. **General Development Impacts:**

(a) **Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.**

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect adjoining property from existing surface run-off.

(b) **Site Stabilization Protection During Construction:**

The development site is relatively flat along the primary developable area of the site along Bird Pond, however the existing access into the site from Pinnacle Drive has a relatively steep slope, with an elevation change from 139 to 118. Given such a variation in contours, there will be required several measures incorporated during site construction to stabilize the disruption using best management practices.

(c) **Roadway and Access Drive Design:**

The proposed construction of the Pinnacle Point access drive to serve the development will not have any adverse impact on the existing roadway network – Pinnacle Drive or East Street. In addition, there are no known site distance deficiencies that will be associated with the proposed intersection of Pinnacle Drive and East Street. The proposed construction of the Pinnacle Point access drive has been designed in accordance with the construction standards of the Town of Walpole.

(d) Illumination of the Access Drive:

Pinnacle Point access drive, once constructed, will have traditional street lighting. Any street lighting to be incorporated within the access drive will be designed so as to shine in a downward direction and not beyond. Each of the homes will have traditional lighting at the front, side and garage doors. This lighting will be operational on an as needed basis.

(e) Utilities:

The proposed development will be serviced by municipal water and sewer, as well as natural gas, electricity, telephone, etc., All utilities will be installed underground to the extent possible and/or permitted by the respective utility company.

(f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Town of Walpole regulations.

II. Fiscal Impact:

The proposed development of The Residences at Pinnacle Point will be managed by a homeowner association that will be responsible for the future maintenance of the roadway and infrastructure. In addition, snow plowing and trash pick-up will be provided privately. As such, there will be little or none fiscal impact on the Town.

Real estate taxes currently paid on the existing property is approximately \$7,867. Following completion of the development, it is estimated the new homes will generate approximately \$216,070 in real estate taxes annually.

In addition, it is estimated that the development will result in the following one-time revenues paid to the Town:

Building Permit Fees:	\$ 112,000
Water Connection Fees:	\$ 98,000
Sewer Connection Fees:	\$ 64,400
Electrical & Plumbing Fees	<u>\$ 14,000</u>
Total:	\$ 288,400