



April 18, 2024

Landis Hershey, Conservation Agent
Walpole Conservation Commission
135 School Street
Walpole, MA 02081

Re: DEP File #315-1227 – Summer Street, Walpole MA 02071

Dear Members of the Commission,

Howard Stein Hudson, on behalf of Fairfield Summer Street LLC, submits the attached revised plans for the proposed multifamily development at 55 Summer Street in Walpole, MA to support a minor modification. Revised landscape plans prepared by Landdesign and grading plans prepared by Howard Stein Hudson are included and have been modified based on a recent meeting with the Town of Walpole Conservation Agent on April 9. The following grading revisions have been made within the 100-foot wetland buffer:

- Grading has been adjusted across from the clubhouse parking resulting in the removal of approximately 90 feet of retaining wall. The previous location of the wall has been graded out within the limits of the existing erosion control and limit of clearing. The guardrail will remain as previously designed.
- The wing wall along the garage entrance to 5000 Lusher Avenue has been removed and grading revised within the grassed area.
- Retaining walls along the rear of 4000 Lusher Ave and the adjacent parking lot to the north have been removed. The guardrail along the parking lot to the north will remain as previously designed. To the rear of the building, the grading is proposed at 2:1 to ensure that all revisions remain within the existing limit of disturbance and erosion control.
- A mound with a maximum height of 10-feet has been created along the west of the main entrance drive to the development which will provide plantings, and a visual screening of the project from the abutting neighbor to the west. The previously proposed arborvitae and fence will still be constructed at the toe of the slope. Sight distance along Summer Street will not be impacted, and all runoff associated with the creation of this mound will flow as previously designed to the wetlands.
- In the rear of the mail kiosk along Bel Air Way, a 10-foot maximum height mound has been created as a visual and sound buffer from the train which will be landscaped. All runoff in this area will flow as previously shown to the pocket wetland and nearby wetlands.



- A mound with a maximum height of 12-feet is now shown to the east of the emergency access road, meant to help with screening for the abutting property. Swales have been created around the toe of the slope to help direct stormwater flow to the wetlands as the drainage pattern previously showed.
- A 16-foot mound has also been created along the west of the emergency access road, adjacent to infiltration pond #3 and the trail network connection has been revised to further improve the sites trails and walking paths. The mound is meant to act as screening for the abutting property and out and back loop for the trail with a bench being placed at the top. All grading has been designed to direct stormwater runoff to the wetlands to the rear of the development as it previously was.

The additional grading within the 100-foot wetland buffer will not require any increased disturbance and all activity will remain within the existing erosion control.

Please do not hesitate to contact Howard Stein Hudson's Chelmsford office with any questions or concerns.

Sincerely,
Howard Stein Hudson

Patrick Bogle, P.E.
Associate | Civil Engineer

Katie Enright, P.E.
Associate Principal | Senior Civil Engineer