



February 24, 2021

Walpole Zoning Board - Appeals
135 School Street
Walpole, MA 02081

Re: Percent Impervious Area – Special Permit Request

Dear Members of the Board,

Howard Stein Hudson, on behalf of Omni Properties has prepared a special permit and associated documents for a multifamily development on Summer Street in Walpole, MA.

The proposal calls for the construction of two separate lots. One lot will total approximately twenty-six (26) acres and will be comprised of fifty-two (52) townhouses, one hundred and ninety-two (192) apartment units split between two separate buildings, one clubhouse with a playground and pool, as well as a garden and dog park. Parking will be provided for the townhouse units, apartment buildings, and visitors. The second lot totals approximately twenty-eight (28) acres and will be comprised of fifty-six (56) single family houses and associated parking. The development is proposed to utilize municipal water, electric, gas, and municipal sewer throughout.

The proposed project is located within the towns Area 3 – Primary Recharge Area. This area states in Section 12.3.C.5 and 12.3.A.2.d that “no more than the greater of fifteen percent (15%) or two thousand five hundred (2,500) square feet of the lot is rendered impervious”.

Lot 1 and lot 2 have proposed impervious percentage of 25% and 20% respectively which would exceed the 15% threshold for the Area 3. This project is being proposed as a comprehensive permit under M.G.L. Chapter 40B.

Attached to this letter is a full plan set detailing the site design and stormwater details of the proposed project. The proposed drainage system has been designed with stormwater best management practices which will treat, detain, and infiltrate the proposed impervious areas on the developed site. A supplemental data report package is included with supporting attachments which has been produced by a Professional Engineer and Peer reviewed by Tetra Tech. These documents show the projects full compliance with the Massachusetts Stormwater Policy.



Regulatory Requirement in Walpole:

The following items are discussed as required under Section 12.4 of the Walpole Zoning Bylaw.

(1) All requirements for Full Site Plan Review as listed in Section 13 of the Zoning Bylaw, only if a Site Plan is required. One-family, two-family, and three-family dwellings as defined in Section 14.2. of this Zoning Bylaw shall be exempt from the requirements for Full Site Plan Review as listed in Section 13 of the Zoning Bylaw. An applicant for a Special Permit may apply for waivers from specific Site Plan Review requirements that may not be relevant to the proposed use.

- **The applicant has requested a waiver from Section 13 – Site Plan Review as part of the M.G.L Chapter 40B application.**

(2) A list of applicable Special Permit trigger(s) associated with the use as identifiable in Subsection 12.3.C of this Bylaw.

- **Please refer to the above section for triggers relating to percent impervious cover.**

(3) A complete list of all chemicals, pesticides, fuels, and other potentially toxic or hazardous materials to be used or stored on the premises in amounts greater than normal household quantities;

- **This does not apply to the special permit request related to percent impervious cover.**

(4) A description of measures proposed to protect all storage containers/facilities from vandalism, corrosion, and leakage, and to provide for control of spills;

- **This does not apply to the special permit request related to percent impervious cover.**

(5) A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal methods;

- **This does not apply to the special permit request related to percent impervious cover.**

(6) A plan showing the storage location and, where storage is indoors, approximate floor elevation of any storage facilities for toxic or hazardous materials, fertilizers and waste;

- **This does not apply to the special permit request related to percent impervious cover.**

(7) Where applicable, typical schematic profile for any storage facility or structure designed to contain potential spills;

- **This does not apply to the special permit request related to percent impervious cover.**

(8) Evidence of approval by the Massachusetts Department of Environmental Protection (DEP) of any industrial waste treatment or disposal system or any wastewater treatment system over fifteen thousand (15,000) gallons per day capacity;

- **This does not apply to the special permit request related to percent impervious cover.**

(9) For underground storage of toxic or hazardous materials, evidence of qualified professional supervision of system design and installation;

- **This does not apply to the special permit request related to percent impervious cover.**



(10) Where applicable, all necessary engineering reports that demonstrate compliance with the Massachusetts Stormwater Policy as amended;

- **All Plans and Supplemental Data Report show how the project meets compliance for all requirements of the Massachusetts Stormwater Management Policy. Please refer to the attached Supplemental Data Report and Site Plan Set for details.**

(11) Where applicable, a description of the phasing of earth removal and replacement;

- **This does not apply to the special per request related to percent impervious cover.**

(12) Analysis by a technically qualified expert, such as a registered professional engineer, certifying that the integrity of the underlying groundwater resources will not be degraded

- **Due to the nature of the runoff and implemented best management practices utilized to capture, treat and infiltrate the roof and paved surface runoff water, I certify that the integrity of the underlying groundwater resources will not be degraded to the point whereby a hazard to public health or significant ecological health would result from granting the special permit related to percent impervious cover.**

If you have any additional questions or concerns, please do not hesitate to contact Howard Stein Hudson's Chelmsford Office at 978-844-5251.

Attached documents:

- Plan Set
- Supplemental Data report

Sincerely,
Howard Stein Hudson

Patrick Bogle P.E.
Civil Engineer

Katie Enright, P.E.
Associate Principal