

Mr. John Lee
Chairperson
Walpole Zoning Board of Appeals
135 School Street
Walpole MA 02081

June 7, 2023

Re: Case # 03-20
Revised Decision on Chapter 40B Comprehensive Permit Application G. L. c. 40B §§20-23
Applicant: 55 SS LLC and Fairfield Summer Street LLC
Approved July 14, 2021
Location of Property Involved: 51-53-55 Summer Street
Walpole Assessors Map: 52; Lots 59, and 78-1 (formerly 78-1, 78-2 & 78-3)
Recorded in Norfolk Registry of Deeds in Book 40432, Page 523

Dear Chairperson Lee:

55 SS LLC (“Owner of Lot 2”) and Fairfield Summer Street LLC (“Owner of Lot 1”) request modifications to the Comprehensive Permit referenced above.

The proposed modifications include:

- 1) Replacing the fifty-six ownership units on lot 2, which are units currently configured as single family and duplex units, with a 56-unit, four story multifamily rental building with both uncovered and covered surface parking.
- 2) Moving three townhome buildings that are nearest the rail bed from lot 1 to lot 2.
- 3) Eliminating the Homeowner’s Association as both lot 1 and 2 will be held in common ownership.

The proposed changes keep the unit count unchanged and the modifications move units away from abutters, decrease the use of the buffer, decrease the impervious coverage, move units away from the rail bed and reduce the bedroom count by thirty-four. Incidentally, the modifications will increase the town’s SHI by forty-two units as well. The proposed changes will also eliminate the need for an HOA as the lots will have unified ownership. Importantly, there are no dimensional waiver modifications required as the changes fall within the dimensional zoning requirements as modified by the existing waivers.

Attached are redline plans showing the changes, a plan showing the project as proposed and a chart showing the changes in unit types and bedroom counts.

Pursuant to 760 CMR 56.05 (11)(c), the Applicant respectfully submits that the foregoing changes are substantial. It is, therefore, respectfully requested that the Zoning Board of Appeals hold a public hearing wwithin 30 days and issue a decision within 40 days of termination of the hearing, all as provided in M.G. L. c. 40B, §21.

Sincerely,



David E. Hale
Manager
55 SS LLC



Robert D. Hewitt
Vice President – Development
Fairfield Summer Street LLC

Attachments

CC: Jessica L. Malcolm
Jim Johnson
Patrick Deschenes
Amy Kwesell
Louis Levine