



*Town of Walpole
Commonwealth of Massachusetts*

Board of Sewer and Water Commissioners

*John Hasenjaeger, Chairman
Pradeep Mishra, Clerk
Patrick Fasanello
William Abbott
Jeffrey Fisher*

*Town Hall
135 School Street
Walpole, MA. 02081
Phone (508) 660-7309
Fax (508) 660-7323*

TO: Zoning Board

FROM: John Hasenjaeger, Chair
Board of Sewer & Water Commissioners

RE: Union Square Village – 7 Brook Lane Condominium Development

DATE: April 16, 2024

The Commissioners noted that we are in agreement with the Town Engineers letter dated March 18, 2024 as outlined in Correspondence 3 (attached). Two items that have been added is Mr. Fasanello added the utility easement and #7 where the Town Engineer suggests replacing the existing 6 inch main on Brook Lane with an 8 inch main subject to resolving land ownership issues.



D.P.W. - Engineering
Town Engineer
Carl J. Balduf, P.E., P.L.S.

Town of Walpole
Commonwealth of Massachusetts

Town Hall
135 School St.
Walpole, Ma. 02081
Phone (508) 660-7213
Fax (508) 660-7323

TO: John Hasenjaeger, Chair
Sewer & Water Commission

FROM: Carl J. Balduf,
Town Engineer

RE: **“Union Square Village” 7 Brook Lane**
Condominium Development
Sewer & Water Review #1

DATE: March 18, 2024

This office has received the following;

- A fifteen sheet plan set titled “Special Permit & Site Development Plan ‘Union Square Village’ Walpole, Massachusetts Date: January 24, 2024” Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts.
- Submittal materials which include a ZBA Application For Public Hearing dated 1/28/2024, a confirmation letter from Wall St. Development to Brian Martin dated 4/07/2020, a Memorandum in Support of Application For Special Permit prepared by Wall St. Development dated 1/30/2024, reduced size project site plans, a Traffic Summary Review prepared by Kimley Horn dated 2/1/2023, and Architectural elevations and floor plans by Patrick J. Morabito, A.I.A (not dated).
- A multi-page bound report titled “Stormwater Management Report Site Plan of Land ‘Union Square Village’ Walpole, Massachusetts dated February 23, 2024” prepared for Wall Street Development Corp. by GLM Engineering Consultants, Inc.

I have reviewed the submitted information and offer the following comments which are related to Sewer & Water;

Administrative

1. The applicant should appear before the Sewer & Water Commission to discuss the project as well as the comments noted within this memorandum.

General

2. Any modifications to Brook Lane outside of the creation of an entrance to accommodate the proposed subdivision roadway shall be reviewed, approved and secured by the Select Board through the Town Administrator.

Plan Review

Sheet 4, Grading Drainage & Utilities;

3. Show sewer inverts at units and elevations at wye. Or provide inverts at unit and slopes for sewer service for each unit.
4. Current proposed water main stops short of connection to water main in Burns Ave. because of land rights issues. A note should be placed on the plan indicating that the connection to the existing main should be made by the owner/applicant and/or the proposed development should the rights be obtained. This should also be a condition of approval.

Sheet 5, Profile Plan;

5. Revise sewer design to increase slope on pipes from SMH#1-4 from 0.01 to 0.014 and slope from SMH #4 to SMH#5 to 0.025.

Detail Sheets 9-12;

6. These Sheets are Town Standard Details. Note #2 should be removed.

Recommendations

On Brook Lane the following should occur;

7. Replace existing 6" main in Brook Lane with 8" c.l.d.i. water main to Union Street with triple valve assembly on Union Street (to be discussed and receive recommendation form Water & Sewer Commissioners).
8. Existing water services to be replaced on Brook Lane along with main (to be discussed and receive recommendation form Water & Sewer Commissioners).
9. Provide mill and overlay for remaining portion of Brook Lane.

I remain available should the Board have any questions.

cc

Scott Gustafson, Sewer & Water Superintendent
Rick Mattson, Dpw Director
Robert Truax, P.E., GLM Engineering Consultants, Inc.
Files

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