



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

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

Town of Walpole
Commonwealth of Massachusetts

TO: John Lee, Chair
Board of Appeals

FROM: Carl J. Balduf,
Town Engineer

RE: "Union Square Village" 7 Brook Lane
Special Permit 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;

Administrative

1. The application contains a memorandum from Wall Street Development Corp. to Brian Martin of 7 Brook Lane memorializing a purchase and sale agreement between the two parties. This agreement is nearly four years old. I suggest the Board verify that it is still in effect.
2. The application attachment "Section I, Item 3." Indicates the total land area contained in the development as 157,373 square feet. However, the project proposes work on a portion of Burns

Ave (Private) which is not within this square footage (as evidenced by GLM Plan recorded in Plan Book 672, Page 99). The proposed work should fall within the areas noted in the memorandum and shown on the Designer's own record plan.

General

3. 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

Selected Sheets

4. The endorsement block should be moved to the lower right corner of sheets 1-2, 4-6, & 9.

Sheet 1, Cover Sheet;

5. Add a note (above or below Zoning Table) as follows or similar wording; "These plans are filed for Special Permit Approval Under Section 6-C.4.A of Walpole's Zoning By-Laws To Allow More Than One Building On The Lot".
6. Add required and provided parking to the Zoning Table.

Sheet 2, Existing Conditions;

7. It would appear that the rectangular parcel noted as Burns Avenue Private Way A is included as part of locus, however, the area of Lot 136 has not been increased. This needs to be changed, otherwise, proposed work should not be performed on this parcel. The ownership of Burns Ave Private Way B must also be noted (N/F if it is an abutter). Similarly, the rectangular parcel just to the west of Parcel 136 and Gay Ave. should also have an owner listed (N/F if it is an abutter).

Sheet 3, Lot Layout;

8. Relocate the Proposed Mailbox from Brook Lane to the interior of the development.
9. The label for the proposed real estate sign includes wording for a stop line which makes no sense.
10. The proposed site driveway sidewalk stops at the property line and cannot be connected to Brook Lane. Re-align the site drive to the north to allow the sidewalk to connect to Brook Lane with crossing private property not under control of the applicant.

Sheet 4, Grading Drainage & Utilities;

11. DMH #10 & DMH #14 should be labelled as WQU (Water Quality Unit).
12. Units 1&6 driveways exceed 10% slope (too steep) and units 8&9 are at 10% +/- slope. It appears these units could be lowered to provide a more reasonable driveway grade.
13. Show sewer inverts and elevations at wye. Or provide inverts at unit and slopes for sewer service for each unit.
14. Recommend adjusting the riprap elevation for Basin #1 spillway from 111.0 to 111.2 (to reflect revised stormwater report).
15. 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 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 (to be discussed with Sewer & Water Commissioners).

Sheet 5, Profile Plan;

16. 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.

Sheet 6, Erosion Control;

17. Erosion control barrier should be extended from the rear of Unit 14/15 to the ROW of Brook Lane across the proposed road and connect to where it is presently shown southeast of Unit 1. A Note should be added indicating that the erosion control barrier should be closed on nights, weekends or any other time work is not being performed on site.
18. Show temporary sediment basins in various locations sized to hold 1" of runoff over the disturbed area. Suggested locations; both sides of access from Brook Lane, rear unit 13, front of units 4-6, rear unit 8 into area labelled as snow storage, and rear unit 6/7.

Sheet 7, Details;

19. All infiltration basins/recharge systems; list the test pit for which ESHGW is noted.
20. On Outlet Structure Detail Basin #1 revise the low flow orifice to 1" to agree with Stormwater Report (note; a 1" orifice is generally not practical due to clogging).
21. Same detail; Revise peak elevation from 110.8 to 111.06 (111.1) to match revised Stormwater Report.
22. On details for System #2R and #1R show peak (100 year) elevations.

Sheet 8, Details;

23. On detail for System #3R show peak (100 year) elevation.

Detail Sheets 9-12;

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

Sheet 9, Details;

25. Typical Cross Section Detail; Suggest increasing grass strip from 1' to 2' or 2.5' (1' grass strip not practical to maintain).
26. Same detail; recommend increasing sidewalk bituminous section from 2" to 3".
27. Revise Typical Minor Driveway detail to reflect selected grass strip and Cape Cod berm.

SUP-A, B & C

28. No Comments

Stormwater Management Report

29. Detention Basin #1 (Pond 1P in Report) is now calculated as using infiltration. All past versions did not take credit for infiltration due to the proximity to estimated seasonal high groundwater. Updated test pits should be performed in all recharge areas to verify depth to groundwater.
30. Appendix – B; (Stormwater Recharge & Water Quality Volume Calculations) shows significant reductions in the paved area going to all three treatment design points (compared to previous design). This office does not see a significant reduction in impervious to warrant this reduction. Provide a detailed comparison to show the reduction in impervious area for this calculation.

31. Appendix B; provides a groundwater mounding calculation, however, it is unclear which infiltration system this applies to. Clarify. If it applies to Detention Basin #1 there is not sufficient separation to accommodate a mound.
32. Appendix C (Hydraulic Analysis & Pipe Sizing); The calculation appears to be missing pipe runs from; WQU10 to DMH 10A, DMH 10A to 11, DMH 11 to HW 11A, WQU 14 to INF 3R, INF 3R to HW15, DMH11 to INF 1R, and DMH#5A to INF 1R.
33. Appendix D, Stormwater Operations and Maintenance Plan;
34. Page 1 of Construction O&M; revise reference to Residences at Burns Ave and replace with Union Square Village.
35. Page 5, Post Construction O&M, revise reference to Residences at Burns Ave and replace with Union Square Village, and eliminate references to Town of Walpole and Roadway Acceptance.
36. Page 7, the information listed for the Subsurface Infiltration Chambers is a construction protocol, not a maintenance guide. Replace with a post construction maintenance narrative.

Traffic Summary

37. There will be no raised crosswalk.
38. This office recommends the Board gain input from the Fire Department for the Auto Turn Fire Truck plans attached to the report.

Recommendations

39. On Brook Lane the following should occur;
40. 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).
41. Existing water services to be replaced on Brook Lane along with main (to be discussed and receive recommendation form Water & Sewer Commissioners).
42. Provide mill and overlay for remaining portion of Brook Lane.
43. Reconstruct HP ramps to compliant condition on both sides of Brook Lane.

I remain available should you or the Board have any questions.

cc

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

H:/documents/zba/burnsave40A BurnsAve Union Sq 1. doc