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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 #2

DATE: April 22, 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 Revised; April 12, 2024” Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts.
- A three page letter of response addressed to Walpole Zoning Board from Robert S. Truax, P.E. of GLM Engineering Consultants Inc., dated April 12, 2024 providing responses to Town Engineer review of March 18, 2024.
- A multi-page bound report titled “Stormwater Management Report Site Plan of Land ‘Union Square Village’ Walpole, Massachusetts Dated; February 23, 2024 Revised; April 12, 2024 ” prepared for Wall Street Development Corp. by GLM Engineering Consultants, Inc.

I have reviewed the re-submitted information and provide responses in the same numbering as my original review. Comments that have been either addressed or no longer pertinent are not listed. I offer the following comments;

Administrative

2. *Applicant responded “No Comment”, however, the original comment remains;* 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. Applicant has responded that no work is anticipated in Brook Lane outside of the creation of the new entrance. I direct the Board to comments 40-43 in this memorandum and ask that the following be included as a condition of approval; "Any modifications to Brook Lane outside of the creation of an entrance to accommodate the proposed development roadway shall be reviewed, approved and secured by the Select Board through the Town Administrator."

Plan Review

Sheets 4 & 17;

4. The endorsement block should be moved to the lower right corner of the sheet.

Sheet 2, Existing Conditions;

7. The applicant has responded that "Burns Ave Noted as Private Way", however, 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.

Sheet 4, Grading Drainage & Utilities;

13. Revise sewer inverts on Units #14 & #2 to elevation 103.7 & 107.0 (to keep service slope below 10%).

Sheet 5, Profile Plan;

16. (New) Revise proposed water main to be 5' in depth to top from sta. 2+40 (start) to sta. 6+00 +/-.

Sheet 6, Erosion Control;

18. Provide calculations showing temporary sediment basins (recently added) are sized to hold 1" runoff.

Stormwater Management Report

29. Detention Basin #1 (Pond 1P in Report) design and test pitting will remain under review for coordination with Conservation Agent (scheduled for 4/23/2024).
31. Appendix B; provides two groundwater mounding calculations, however, it is unclear which infiltration system this applies to. Clarify.
32. Appendix C (Hydraulic Analysis & Pipe Sizing); the calculation appears to be missing pipe runs from; WQU 14 to INF 3R, INF 3R to HW15, DMH11 to INF 1R, and DMH#5A to INF 1R.

Appendix D, Stormwater Operations and Maintenance Plan;

34. Page 1 of Construction O&M; in the first paragraph, fifth line down, revise reference to Residences at Burns Ave and replace with Union Square Village and on the seventh line down eliminate references to Town of Walpole and Roadway Acceptance.
35. Page 5, Post Construction O&M; in the first paragraph, fifth line down, revise reference to Residences at Burns Ave and replace with Union Square Village and on the seventh line down eliminate references to Town of Walpole and Roadway Acceptance.

Traffic Summary

38. This office continues to recommend the Board gain input from the Fire Department for the Auto Turn Fire Truck plans.

Recommendations

The applicant did not reply or agree to the following recommendations for Brook Lane, however, these could be conditions of approval depending upon input from S&W Commission;

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
Alan Hover, Deputy Fire Chief
Robert Truax, P.E., GLM Engineering Consultants, Inc.
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