



55 SS LLC
6 Lyberty Way
Westford, MA 01886

September 15, 2020

Walpole Conservation Commission
135 School Street
Walpole MA 02081

Re: DEP FILE SE 315-1227 - Response to BETA report dated August 10, 2020

Dear Chairperson Wiley and Commissioners:

We appreciate the opportunity to respond to the BETA report dated August 10, 2020 both in writing and at the hearing on September 23, 2020. We take responsible land use seriously and have made plan revisions in response to BETA's comments, resulting in a decrease to the development footprint which allowed a reduction of detention in the FRA to fall from 14% to approximately 8.8%.

Attached please find a copy of the BETA report with the applicant's responses in red as well as a revised plan showing the decreased footprint. We understand that you intend to review the BETA report at the 9/23 hearing, as well as our presentation of the project plans. We are providing you with the plan revisions, which we intend to present at the 9/23 hearing, so that you may review both in context at this hearing. Please note the revised areas of the plan require additional engineering detail which will be added prior to the next continued hearing after the 23rd.

Also please note, our comment responses reflect the fact that the NOI in front of the Commission is subject only to the Wetlands Protection Act, and not the local bylaw, which is being reviewed by the ZBA pursuant to the 40B statute. As such, comments related solely to the local bylaw are not only non-jurisdictional for the hearing, but beyond the scope of the Commission's authority to engage peer review. We have indicated these comments as non-scope in our responses, and respectfully request that the Commission ensure such non-scope matters are not billed to the Applicant.

The following is a list of attached materials:

- Responses to Beta Peer Review Letter dated August 10, 2020
- Updated Civil plans dated 9/14/20:
 - Presentation Plan
 - Proposed subdivision overall plan (C.10) highlighted with changes since May 1, 2020 submission
 - Updated Detail sheets 9, 10 & 11 of 20 revised pond details

- Updated Detail sheet 15 showing restoration and plantings detail
- Updated Detail sheet 19 restoration profile
- Signed Illicit Discharge Form

We look forward to working with the Commission to bring the Notice of Intent process to a successful conclusion.

Sincerely,



David E. Hale
Manager
55 SS LLC