



October 5, 2023

John Lee
Zoning Board of Appeals, Chair
135 School Street
Walpole, MA 02081

**Re: Modification to Proposed Multifamily Development
Summer Street – Walpole, MA
AKA Cedar Edge Comprehensive Permit (40B)**

Dear Mr. Lee:

Howard Stein Hudson (HSH) has received comments dated October 4, 2023, regarding the modification of the Cedar Edge Comprehensive Permit (40B) and have prepared the following responses.

Stormwater

1. Peer Review Comment #21 & #22 (Soil Test Pits); The applicant is performing test pits on Friday October 6th which this department will observe. My prime focus is on verifying design assumptions beneath Stormtech Systems 3&4 and Infiltration Basin 3. I will provide an update to the Econ. Development Director once these are observed.
Response (HSH): Agreed.

Wastewater

The revised plans show additional details requested for the primary pump station as well as the individual building pump stations (3). We reserve the right to comment on detail once construction drawings are finalized.

1. Sheet C.11, Erosion Control & Demolition Plan; Line work and labelling not very clear. Erosion control line and limit of work not distinguishable. Not Addressed
Response (HSH): Separate limit of work and erosion control lines were provided as part of the August 31, 2023, submission to the Town.
2. Sheet C.12, Overall Plan; Building numbers (addresses) do not agree with those assigned by the Town. Revise to Town assigned addresses/building numbers. Not Addressed
Response (HSH): Building numbers will be coordinated with the Town during the construction phase of the project.
3. Profile Sheets have not been provided as they were in the original submission. Very difficult to review utility revisions without them. Not Addressed
Response (HSH): Profile sheets will be provided as part of the construction documents.



4. Sheet C.19, Grading and Drainage Plan 1; Labels are provided for the Stormtech Infiltration System but the structures and outline of the system north of Building 1000 are not shown. Partially addressed. Outline of former Infil. system still shown within footprint of Chamber System #2.
Response (HSH): Grading and Drainage Plan 1, Sheet C.19 depicts the outline of the currently proposed Stormtech Infiltration chamber system #2. The detailed version of this system is depicted on detail sheet C.59.
5. Sheets C.24-C.28, Utility Plans Sheets 1-5; List all sewer inverts on plan structure labels. Not Addressed
Response (HSH): A table showing all sewer inverts for Utility Plan Sheets 1-5 will be added as part of the construction documents.
6. Sheets C.24-C.28, Utility Plans Sheets 1-5; Provide finish floor and/or top concrete elevation for all buildings Not Addressed.
Response (HSH): Finish floor elevations are shown for all buildings on Grading and Drainage Sheets 1-5.
7. Sheet C.24, Utility Plan 1; Building 1000 has 11 sewer services exiting the building. The original approved design for Building #1 had one sewer. Apartment style buildings typically have one sewer service. Given the importance of the single service it should have a SMH where it connects to the main. Not Addressed
Response (HSH): Sewer services have been designed by R.W. Sullivan and a detailed layout will be provided in the plumbing construction documents.
8. Sheet C.24, Utility Plan 1; Based upon limited invert information, it appears that sewer from SMH 21 to SMH 18 is shallower than the normal 7' depth for sewer. Design should be revised to keep sewer below water. It would appear that the sewer in this area could be lowered if it were routed to SMH 14. This would lower SMH 31&32, thus lowering shallow sewer along the east side of Building 1000 as well. Not Addressed
Response (HSH): The depth of the sewer main at SMH-21 is 4.74 feet and 6.34 at SMH-18 which is within the typical depth for sewer lines and has been previously approved by the Town of Walpole.
9. Sheet C.24, Utility Plan 1; The design shows Proposed Low Pressure System #1, #2, #3 with #2 & #3 apparently serving the floor drains in Buildings 1000, and 2,000. An oil water separator will be required prior to these injector pumps. Partially addressed. Details for building pumps now shown on Sheet 49.
Response (HSH): An oil and water separator has been added to the interior of the parking garage prior to the Low Pressure systems. A detail will be included as part of the plumbing construction documents. Details of the Low Pressure Systems has been included as part of the August 31, 2023, submission to the Town.



10. Sheet C.25, Utility Plan 2; No sewer rim and invert table provided on this Sheet for Building 11000 (however this building is designed correctly with one sewer service). Provide SMH at connection to sewer main. Not Addressed
Response (HSH): The sewer connections will be designed as part of the construction documents by R.W. Sullivan Engineering.

11. Sheet C.26, Utility Plan 3; The plan shows a number of townhouse (ownership) units. The units show a single sewer service for each building. If units share a common service then a maintenance agreement must be in place for each unit to share in responsibility for maintenance/repairs. An SMH should be provided where the common sewer joins the main and a cleanout where the building sewer meets the service line (about 10' outside building). Otherwise, separate sewer services are required for each building. Regardless of common maintenance agreements separate water services need to be provided to each unit with a shutoff behind the sidewalk (or a similar distance of edge travelled way if no sidewalk). Water services to be 1" type K Copper with buffalo style curb stop boxes. Fire service may be common to each building. The size needs to be specified. Anything over 2" diameter shall be c.l.d.i. and shall have an anchor tee and gate at the main. Not Addressed
Response (HSH): Both lots 1 and 2 are proposed to be rental units. A single water and sewer service will be designed by R.W. Sullivan as part of the construction documents.

12. Sheet C.27, Utility Plan 4; Revise note at top right of page to coordinate with Town of Walpole Water Dept. Not Addressed
Response (HSH): The note at the top right of Sheet C.27 will be revised as part of the construction documents.

13. Sheet C.28, Utility Plan 5; Revise note at right of page to coordinate with Town of Walpole Water Dept. for water connection and Town of Walpole Engineering for Sewer Connection. Not Addressed
Response (HSH): The note at the top right of Sheet C.28 will be revised as part of the construction documents.

14. Sheet C.28, Utility Plan 5; At SMH 27 add note (See Detail Sheet C.47). Not Addressed
Response (HSH): A note will be added to SMH 28 referring to Detail Sheet C.47 as part of the construction documents.

15. Sheet C.28, Utility Plan 5; Show a mill and overlay (2") in Summer Street at the site entrance the width of Summer Street from entrance rounding to entrance rounding (to repair the utility cuts). Not Addressed
Response (HSH): A 2" mill and overlay callout at Summer Street will be incorporated as part of the construction documents.

16. Sheet C.28, Utility Plan 5; Provide a plan detail for exact location of RRFB (on other side of railroad tracks). Provide plan enlargement as well as detail of base and equipment. Not Addressed.
Response (HSH): The rapid rectangular flashing beacons on the other side of the railroad tracks are existing and are not proposed to be altered.



17. Sheet C.25, C.26, C.27 Utility Plan 2, 3, & 5; Partially Addressed. Town would prefer cement lined ductile iron for force main material.
Response (HSH): All force mains on site were listed as 4" SDR21 as part of the August 31, 2023, submission to the Town. This material is the same as what was designed under the existing approved project.

18. Sheet C.25, C.26, C.27 Utility Plan 2, 3, & 5; Current design has force main meandering within roadway, front walkways and in general all over the plan. Consider running force main in common trench with gravity sewer. May require adjustment of other utilities. Not Addressed
Response (HSH): Common trenches for gravity sewer and force main will be incorporated, if space allows, within the construction documents.

19. Sheet C.46, Water & Sewer Connection Detail Sheet 8; Remove and replace with Town of Walpole Standard Details the Tapping Sleeve, Typical Fire Hydrant Connection, Typical Water Service Connection, and Typical Gate Valve Installation Details. Remove the Typical Saddle Connection as all service to main connections shall be SDR 35 gasket joint sanitary wyes (8"X6"). Any 8" to 8" should be through a sewer manhole. Not Addressed
Response (HSH): The details shown on the plans have previously been approved by the Town of Walpole.

20. Sheet C.47, Partially Addressed. Detail Sheet and Utility Plan should specify the location which E-One Model (DX502-129 & DX502-160) should be used (Pump System 2 or 3).
Response (HSH): Final pump station and low-pressure details were included as part of the August 31, 2023, submission to the Town. A label will be added on sheet C.50 to designate which pump model is used in which location.

Please do not hesitate to call Howard Stein Hudson's Chelmsford Office with any questions or concerns.

Sincerely,

Howard Stein Hudson

Patrick Bogle, P.E.
Associate | Civil Engineer

Katie Enright, P.E.
Associate Principal | Senior Civil Engineer