

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

February 28, 2022

Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
135 School Street
Walpole, MA 02081

RE: Comprehensive Permit dated January 13, 2020
The Residences at Burns Avenue – Request for Project Change/Amendment

Dear Mr. Chairman:

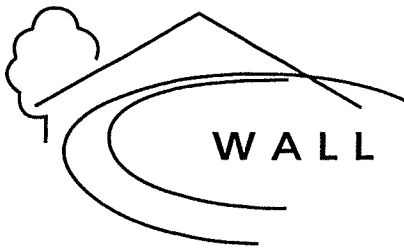
In connection with the Request for Project Change (the “Modification”) to the Comprehensive Permit dated January 13, 2020 (the “Permit”), Wall Street Development Corp. (“Wall Street”) submits the following plans and information regarding the proposed modification:

- 1) Revised site development plans dated February 23, 2022 showing 38-townhouse units situated in seven (7) buildings. Each townhouse will have a 1-car garage (delivered on February 24, 2022);
- 2) Revised Stormwater Management Report dated February 23, 2022 corresponding to the revised site development plans outlined in No. 1, above (delivered on February 24, 2022);
- 3) Revised Landscape Plan dated February 25, 2022;
- 4) Up-dated Traffic Report dated February 28, 2022;
- 5) Swept path analysis for fire apparatus within the proposed development; and
- 6) Up-dated Request for Waivers dated February 28, 2022.

(Note: A revised photometric plan is in the process of being completed and will be submitted shortly.)

As previously noted, Wall Street continues its efforts to improve the overall project design and reduce impacts to both the surrounding neighborhood, as well as, the wetland resource areas. The addition of the property at 7 Brook Lane (the “Brook Lane Property”) into the development site will address several concerns raised during the previous public hearing process.

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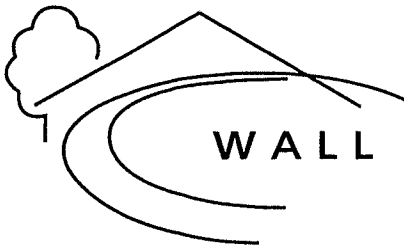
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Although the purpose and scope of the project has not changed with the inclusion of the Brook Lane property, several benefits and improvements will result that address previously expressed concerns and reduce impacts to wetland resource areas. The plan changes can be summarized as follows:

1. Access and egress for the project will no longer be strictly from only Burns Avenue and no longer require a 90-foot paved turnaround. The addition of the Brook Lane Property will permit a through street access/egress drive from both Burns Avenue and Brook Lane. The previous concern regarding the length of the dead-end of the combined Burns Avenue and the access drive of the proposed development has been eliminated;
2. With the turnaround eliminated and the addition of the Brook Lane Property, the proposed development will accommodate thirty-eight (38) units in seven (7) buildings, instead of the previously approved thirty-two units in six (6) buildings.
3. Although the number of units have increased from 32 to 38, the width of each unit size of the units has been increased from 16' +/- width to 19'-20'+/- width. Final architectural plans will be submitted following the approval of the project amendment;
4. The addition of the Brook Lane Property will permit utility connections, i.e. water, sewer electrical, etc., previously proposed to be connected from Union Street to now be connected from Brook Lane;
5. The proposed utility connections from Brook Lane will eliminate the need to perform any work in the riverfront area, in close proximity to and parallel to Pickerall Brook. Eliminating this work in the riverfront area will allow this area to remain undisturbed and will eliminate the proposed disturbance of 3,952 s. f. of riverfront area and approximately 1,260 s. f. of bordering land subject flooding;
6. Eliminating the installation of utilities from Union Street will eliminate the risk and concerns expressed regarding the protection of the integrity of the stream, stream bank or possible future disruption that may be required for maintenance and repair of the utilities. This risk will no longer exist;

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7. The overall design of the stormwater management system including proposed infiltration/recharge galleys has not changed. The stormwater basin, however, has been repositioned and reconfigured slightly to fit in with the new site design and building layout. The repositioning of the stormwater basin will not further increase any impacts to the wetland resource area;

8. The stormwater system will meet the Massachusetts Stormwater Management Guidelines and the recharge systems previously proposed in the approved project plans are still included as part of the new project plans and is unchanged;

9. The restoration of the 25' buffer zone, including plantings, remains unchanged and is incorporated as part of the revised plans; and

10. Despite the increase in the number of buildings/units, the revised site design will not increase any impacts to or adversely affect any wetland resource areas. In fact, the revised plans will reduce impacts, particularly the riverfront area, buffer zone to inland bank and bordering land subject to flooding.

Thank you for the Board's consideration in this matter. Should there be any questions or need for additional information, please do not hesitate to contact me at 617-922-8700.

Respectfully submitted,
WALL STREET DEVELOPMENT CORP.


By: Louis Petrozzi, President

cc. Dean Harrison, Consultant
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