



February 10, 2022

Mr. John Lee, Chairman
135 School Street
Walpole, MA 02081
United States

**Re: The Residences at Burns Avenue
Comprehensive Permit (40B) Peer Review
Walpole, Massachusetts**

Dear Mr. Chairman:

Tetra Tech (TT) has reviewed a collection of submittals, comments and decisions related to the above referenced Project to assist the Town of Walpole Zoning Board of Appeals (Board) in its review of a proposed revision to a previously issued Comprehensive Permit. Based on our review of materials provided, it is our understanding that the Applicant seeks to modify its Comprehensive Permit to incorporate a proposed through connection to Brook Lane as well as a corresponding 8-unit increase in the number of units. What is unclear is how/if the Applicant anticipates addressing the denial of some of the units by both the Walpole Conservation Commission and the Massachusetts DEP.

Given the complex project history, multiple submittals, and the lack of a clearly stated and supported "Proposed Change" we struggled to completely understand the specific change being requested, what documentation is being submitted in support of that specific change and what if/any new waivers or other relief is required to approve the change. As such, we request the Applicant provide the following to assist the Board with its review and eventual decision.

1. A written request to the Board clearly describing the proposed change and how it complies with DEP's Superseding Order of Conditions. We expect it will be like the April 23, 2020 letter from Wall Street Development Corp. but updated to clarify how the Project intends to comply with DEP's conditions.
2. A set of site plans reflecting the proposed change. Currently the plans show units specifically denied by DEP.
3. An updated package of supporting documentation (stormwater management report and traffic assessment) addressing the proposed change.
4. An updated or supplemental waiver list.

Given the Project had been previously reviewed and approved by the Board and its review consultants we expect our comments will be relatively limited and offer the following "initial thoughts" on information reviewed to date. We intend to issue a more complete review once an updated submittal reflecting DEP conditions is available for review.

Site Plans (October 22, 2020)

1. The scope of improvements shown on the most recent plans (October 22, 2020) show a proposed Building 3 that was specifically denied by Mass DEP in its Superseding Order of Conditions. We do not recommend the Board consider a proposed change that has been rejected by both the Walpole Conservation Commission and Mass DEP. We recommend the Board require the Applicant to submit plans reflecting only improvements that can reasonably be constructed.
2. Given the availability of the new connection to Brook Lane we recommend the Applicant consider moving the proposed construction entrance to Brook Lane rather than Burns Avenue. Utilizing Brook

Lane reduces the length of travel to Union Street and significantly reduces the number of residences impacted by construction traffic.

3. We suggest the Board consider the eventual disposition of land no longer needed for the Brook Lane cul-de-sac and include any agreed upon intent as part of its decision.
4. Given the Project has received a Superseding Order of Conditions (SOC) from DEP conditions included in the Walpole Conservation Commission's Order of Conditions no longer apply. We recommend the Board consider reviewing conditions imposed by the Conservation Commission and include appropriate conditions in its Comprehensive Permit Decision to address any issues of local concern that are not addressed under the DEP SOC.
5. For the purposes of any future plan submittals, we do not require resubmission of Town of Walpole typical details. Specifically, information on Sheet 8-12 of the Site Plans is not required for our review.
6. Sheet SUP-C shows proposed planting extending through Buildings 5 and 8 and through the roadway. Please address in future submittals.

Traffic Memorandum (November 16, 2020)

7. As with the Site Plans, the Traffic Memorandum reflects a unit count that is not supportable based on the conditions included in the DEP SOC. While any resulting unit reduction will result in a corresponding reduction in Project traffic, we request the Applicant provide an updated memo reflecting an approvable unit count to avoid confusion.
8. We request an updated Fire Truck Access Figure be provided showing the swept path of a fire truck accessing the site from both Burns Avenue and Union Street. While we agree the proposed change results in more reliable emergency access, we request an updated figure be provided to inform the decision and ensure the factual record is complete.
9. The prior approval included traffic mitigation measures for Burns Avenue and Pleasant Street, but the memo includes no discussion of potential improvements to Brook Lane despite at least half of the project traffic being directed there due to the proposed change. We request the traffic memo address what if any traffic mitigation may be warranted to support the new patterns and expanded program.

Stormwater Management Report (February 8, 2022)

10. Although we only received the stormwater report on Feb 9, 2022, we have reviewed principal elements of the analysis and found it to be consistent with our expectations. We plan to conduct a detailed review and provide more thorough comments once the plans have been updated to reflect a DEP SOC compliant development program. In the interest of time, we will continue our review based on the submittals provided since the contemplated changes are expected to result in less runoff than currently considered. We still recommend an updater report be provided with the updated plans to avoid confusion.

These comments are offered as initial thoughts and are not intended to be tracked to a conclusion. We plan to issue a complete set of comments once an updated and coordinated Modification Request and submittal is provided. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Sean P. Reardon, P.E.
Vice President