



March 15, 2022

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

Re: The Residences at Burns Avenue
Comprehensive Permit (40B) Peer Review
Comment Letter 2
Walpole, Massachusetts

Dear Mr. Chairman:

The Applicant has provided revised submission materials addressing comments provided in our previous letter including the following documents:

- A letter dated February 28, 2022 from Wall Street Development Corp regarding “The Residences at Burns Avenue - Request for Project Change/Amendment”.
- An updated waiver request dated February 28, 2022.
- A plan set titled "Amended Site Development Plan A Comprehensive Permit M.G.L c. 40B “The Residences at Burns Avenue” Walpole, Massachusetts”, dated April 21, 2020 with most recent revision date February 23, 2022 (Site Plans), prepared by GLM Engineering Consultants, Inc. (GLM).
- Stormwater Management Report (Stormwater Report) dated February 23, 2022, prepared by GLM.
- A letter dated February 28, 2022 from Kimley Horn regarding “The Residences at Burns Avenue, Walpole – Proposed Modification, Updated Traffic Review”.
- “Auto Turn Fire Truck Path” Plan Sheets 1 and 2 dated February 28, 2022 prepared by Kimley Horn.
- Restoration and Tree & Shrub Planting Details dated November 23, 2020 with most recent revision date February 25, 2022 (Rev 4), prepared by Cosmos Associates.

The revised Plans and supporting information were reviewed against our previous comment letter (February 10, 2022) and comments have been tracked accordingly. In general, we found the revised documents to be responsive to our prior requests and comments and have provided status updates on our prior comments along with new comments on the revised materials. Text shown in gray represents information contained in previous correspondence while new information is shown in black text. Comments noted as “**Comment Resolved**” are considered addressed and will be removed from future correspondence and comment numbering will be maintained throughout the review.

New comments generated on the revised submittals are included at the end under the heading **March 15, 2020 Update Comments**.

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.

March 15, 2022 Update – The Applicant has provided updated plans showing the Project in a manner responsive to and consistent with the Superseding Order of Conditions issued by DEP. **Comment Resolved.**

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.

March 15, 2022 Update – Current Plans still show Project construction access via Burns Avenue. It remains our opinion that Brook Lane is a better choice for construction access than Burns Avenue given the shorter distance from Union Street and fewer houses on the route. We also believe each route is a viable path and defer to the Board as to if a particular route warrants priority over another or if one could serve inbound traffic while the other serve outbound traffic as a means of distributing the construction impacts more equitably.

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.

March 15, 2022 Update – The Revised Landscape Plan provides a detailed description of improvements proposed within the area of the discontinued cul-de-sac that we understand are the result of direct communication with abutters. We recommend any decision approving the Project *include a condition requiring the improvements be constructed as shown on the approved plans and that the work be complete prior to the issuance of a building permit* so the improvements are in place prior to the bulk of construction activity being performed. **Comment Resolved.**

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.

March 15, 2022 Update – No response required. We recommend any decision approving the Project *include conditions addressing any major concerns of the Conservation Commission that are unaddressed by the DEP Superseding Order and suggest the Board request the Conservation Commission submit a list of recommended conditions for the Board to consider.* **Comment Resolved.**

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.

March 15, 2022 Update – It's our understanding that the details are shown per the request of Town Departments. No further response required. **Comment Resolved.**

6. Sheet SUP-C shows proposed planting extending through Buildings 5 and 8 and through the roadway. Please address in future submittals.

March 15, 2022 Update – Requested edits made. **Comment Resolved.**

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.

March 15, 2022 Update – An updated traffic letter dated February 28, 2022 has been provided and indicates it “will supplement” the November 16, 2020. For the purposes of clarity, the February 28,

2022 letter replaces the November 16, 2020 letter since it describes changes from the “approved” 32-unit project. **Comment Resolved.**

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.

March 15, 2022 Update – Updated access figures have been provided generally demonstrating reasonable emergency access to the site from both Union Street (via Brook) and Pleasant Street (via Burns). However, figures suggest the fire apparatus may need to travel in opposing lane of traffic for short periods which is generally not considered acceptable by the Walpole Fire Department. We recommend the figures be modified to include existing and proposed pavement markings and that the available opposing lane width be noted where the swept path of the fire truck strays into opposing lanes. We also recommend the Applicant confirm the likely emergency route and the proposed access with the Fire Department.

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.

March 15, 2022 Update – Updated Traffic Letter includes proposed mitigation at both Brook Lane and Burns Avenue including the following which we support provided they are shown on the Project Site Plans.

- Installation of STOP signs and markings at the Brook Lane approach to Union Street and the Burns Avenue approach to Pleasant Street.
- Installation of THICKLY SETTLED signs on Burns Avenue and Union Street.
- Installation of new accessible crosswalk at intersection of Pleasant Street and Burns Avenue.

The Updated Traffic Letter also suggests the following improvements which we feel require additional detail and discussion to confirm expectations and benefits before including as requirements in a decision.

- Installation of a raised speed hump across Union Street
- Installation of a raised speed hump across the site drive at its intersection with Burns Avenue
- Installation of a raised pedestrian crossing of Brook Lane at its intersection with Union Street

In addition to the suggested improvements noted above we recommend the following additional improvements be discussed and considered by the Board

- Incorporation of a sidewalk through the site connecting sidewalks on Brook Lane and Burns Avenue.
- Installation of new accessible crosswalk across Brook Lane at the intersection of Union Street.

In all cases, any proposed improvements should be shown on the Site Plans.

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 updated report be provided with the updated plans to avoid confusion.

March 15, 2022 Update – An Updated Stormwater Management Report dated February 23, 2022 was provided with the recent submittal. Comments on the updated report are provided in later sections.

Comment Resolved.

March 15, 2020 Update Comments

Site Plans (February 23, 2022)

11. The Plans reflect a building layout that is consistent with conditions of the Project's Superseding Order of Conditions. Specifically Building 3 (as shown on the 10-22-20 Plans) has been removed and an additional unit has been added to each of the buildings to the east resulting in a 2-unit reduction from the 40-units previously proposed and a 6-unit increase from the 32 units originally approved by the Board (38 units). The Plans seem to show the units are the same size as shown on the 10-22-20 plans however the Applicant's presentation at the last hearing indicated the units had gotten slightly larger. We request the applicant clarify and provide updated building floor plans if unit size has changed.
12. The Project does not include sidewalks other than at the turn into the site from Burns Avenue. We recommend the Board consider requiring the Project to provide a sidewalk through the site connecting existing sidewalks on Burns Avenue and Brook Lane including accessible crossings where needed. Please note, if a sidewalk is added driveway depths may need to be modified to ensure parked vehicles do not extend into the sidewalk.
13. Plans include Infiltration Systems 2R and 3R that are not included in the modeling. By not including the infiltration systems in the analysis the Project is not taking credit for corresponding runoff reductions yielding a more conservative assessment of pre- vs post-development conditions. No response required.
14. Provide isolator rows as recommended by manufacturer where possible on Cultec infiltrator systems.
15. Show any proposed fencing on the Site Plans (include type, size, and material). Fencing and/or screening along the rear of Buildings 1 and 2 is noted on the Landscape Plan but is not shown on other plans.
16. Recommend fencing be installed with finished side facing away from the Project.
17. We did not see any proposed street lighting shown on the plans but understand a Lighting Plan and Photometric Plan are forthcoming. Please indicate what if any exterior lighting is proposed and show light fixtures on site plans to ensure coordination between site and utility improvements and provide a photometric plan documenting anticipated light levels.
18. Please update Site Plans to show improvements consistently with the Landscape Plan and specifically improvements to the discontinued cul-de-sac at Brook Lane.
19. Note the limits of overlay for Brook Lane.

20. Show proposed traffic mitigation improvements on the plans to ensure adequate accommodations are available and the work can be performed within the public way.
21. Water and sewer lines are shown running in parallel trenches approximately 6 feet apart when 10 feet is typically required. Please confirm with Walpole DPW that the 6-foot offset is sufficient or revise the plans to provide 10 feet of separation between trenches.
22. Recommend relocating the proposed hydrant at the end of Brook Lane to the opposite side of the street by providing a “T” connection at the end of the existing main with isolation valves on each side of the “T” to allow isolation of the project water system.
23. Recommend installing a gate valve at the point of water main connection in Burns Avenue to allow isolation and/or uninterrupted service if any repairs are required on existing roads.
24. Please confirm if each unit will have individual water/sewer/power/gas service and show proposed power/teldata/gas routing (as applicable) on plans.
25. The Profile Plan shows the Project sewer sloped at 6% connecting at a right angle to and 6” higher than flow in the existing manhole. Please include a note on the plan requiring the invert to be reconstructed and adjust pipe slopes to ensure flow is maintained through the structure without turbulence or splash on brick shelf.
26. A water quality unit is required upstream of DMH 11 and DMH 14 to provide required pre-treatment of runoff from paved surfaces prior to infiltration at System 1R and System 3R.
27. Provide isolator rows as recommended by manufacturer where possible on Cultec infiltrator systems.

Stormwater Management Report (February 23, 2022)

28. Portions of the narrative include information from the prior plan. Please review narrative text and update to reflect current proposal. For example, the Post-developed Runoff section still references construction of forty units.
29. In future submittals it would help if any reports included page numbers and project headings.
30. Please explain where structures identified in the Water Quality Flow Rate calculations as WQU #5 and WQU #8 are shown on the plans.

Kimley Horn Traffic Letter (February 28, 2022)

31. The letter does not describe how the expected Project trips will be distributed between Burns Avenue and Brook Lane. Please provide a breakdown of the expected trip distribution between the two entries assuming no access restrictions.
32. Please clarify/adjust proposed mitigation as noted under Comment 9 and show all proposed mitigation on Site Plans.
33. Sight Line Triangles should be added to the Site Plans to ensure required lines of sight are maintained and do not extend over private property.
34. We agree with the assertion that the Project is not likely to serve as a cut through for traffic traveling on Pleasant and Union Streets. We do not recommend access be restricted at either end other than during construction

We will be prepared to present and discuss our thought and comments at your next hearing. If you have any questions or comments, please feel free to contact us at (508) 786-2230.

Very truly yours,



Sean P. Reardon, P.E.
Vice President

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