



Town of Walpole
Commonwealth of Massachusetts
Office of Community & Economic Development

JAMES A. JOHNSON
Town Administrator

Patrick Deschenes
*Community & Economic
Development Director*

Memo

To: Zoning Board of Appeals

From: Patrick Deschenes, Director of Community & Economic Development

Date: 6/26/2023

Subject: Darwin Commons 40B – 28 Unit Plan – May 11, 2023 HAC Remand

Project Breakdown:

Applicant: Wall Street Development Corp.	Project Engineer: Glossa Engineering Inc.
Traffic Engineer: Ron Muller & Associates	Architect: Morabito Architects

Materials Submitted for Review on April 28, 2022:

- Application Package submitted on 4/28/2022
- Site Development Plans, dated 8/13/2021
- Traffic Impact Report, dated 4/12/2022
- Preliminary Architectural Plans, dated August 2021
- List of Waivers, dated 4/28/2022

General Comments

1. There is a lack of detail within these plans. Typical elements such as a landscaping plan, lighting plan, truck turning plan, etc. All of this information needs to be included within a revision.
2. There is no submitted Stormwater Management Plan although one is referenced within section 3.2.15 *Impact Statement* of the application package. It is impractical to proceed with a review of this proposed project until one is submitted.
3. The density of the site comes out to about 8 dwelling units per acre which is far more intensive than that found within the surrounding neighborhood. I would strongly encourage a reduction in the number of units to better fit in with the character of the neighborhood.
4. The site location is within Area 1 of the water resource Protection Overlay District (WRPOD) and has the proposed impervious surface listed at 45.6%. With being so close to the well I would strongly encourage the applicant to significantly reduce the amount of proposed impervious surface at the site. I would also encourage the applicant to utilize Low Impact Development (LID) design principals for stormwater mitigation.
5. Additional information is needed with this submission in order for the Board to be in a better position to move forward with its review.

Site Development Plans

Sheet 1:

1. Should have a complete zoning schedule listed beyond just the setbacks and lot area which is currently listed.

Sheet 2:

1. No comment.

Sheet 3:

1. Sidewalk should be included and tied into existing sidewalk found on Darwin Lane.
2. What will the material of the curbing be?
3. All driveways should have dimensions listed.
4. Parking schedule should be listed.
5. Snow storage should be shown.
6. I would encourage the applicant to avoid utilizing a hammerhead turnaround for any portion of the site.
7. Waivers reference rear yard decks. These should be depicted on the plans.
8. Will there be visitor parking? If so please show it on the plans.
9. This proposed development will extend the existing dead-end street of Darwin Lane. Please identify the new distance from the end of this proposed development to the access of Darwin Lane off of Common Street.
10. I would strongly encourage finding a second point of access to the site, especially given this proposed development is located at the end of the dead-end street, and has a significantly higher density than the surrounding neighborhood.
11. There is no depicted landscaping or buffering plan of any kind. This needs to be corrected.

Sheet 4:

1. I will defer to engineering for review of grading and drainage. However, I would encourage utilizing elements of a low impact development.

Sheet 5:

1. Location of hydrants should be agreed to by the Fire Department
2. Street lighting locations?

Sheet 6:

1. No comment.

Preliminary Architectural Plans

1. Please provide preliminary architectural plans to scale! This is unreadable.
2. The plans provided show only a four-unit design. The site plans also show a three-unit, five-unit, and six-unit building. I'd prefer to see preliminary architectural plans that reference all proposed building for the site.
3. Will there be rear yard decks? Please depict this on the plans.

List of Waivers

1. A general waiver to 40A rules and regulations is really not applicable.
2. There is a request to waive the maximum height of 35 feet for units 13-19. What is the proposed height of those units?
3. The project site is within Area 1 of the Water Resource Protection Overlay District. Unless the applicant seeks a waiver they should be compliant with Zoning Bylaw Section 12.3.C.