



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: 11/1/2023

Subject: Neponset Village 40B – 24 Unit Plan – June 15, 2023 HAC Remand

Project Breakdown:

Applicant: Neponset Village, LLC	Project Engineer: Coneco Engineers & Scientists
Traffic Engineer: Bayside Engineering	Architect: The MZO Group

Materials Submitted for Review on September 15, 2022:

- Site Development Plans, dated 9/12/2023
- Revised Preliminary Architectural Plans, dated 9/6/2023
- Revised List of Waivers, dated 9/12/2021
- Response of Town Comments Letter, undated but received on 9/15/2023
- Stormwater Management Report, dated 9/14/2023

General Comments

1. Landscaping plan should include a detail sheet identifying count and species of plantings. – Comment Resolved
2. A Lighting plan should be included – Comment acknowledged within Applicant Response Letter
3. I would encourage discussion with neighbors abutting the proposed units 15-17 and 18-24 for preferred method of screening. Whether that is landscape buffer, fencing, or a combination. – Comment acknowledged within Applicant Response Letter

Site Development Plans

Sheet 5:

1. The plan sheet acknowledges that the applicant will coordinate with an abutter to relocate a shed, swing set, and garden that encroaches on the project site. I'm glad this action is taking place and would encourage the applicant to discuss this with the abutter before any site work.
2. The proposed construction entrance makes sense given the property's frontage along Pleasant Street. During site work and construction of the entrance have contractors be aware not to disturb the tree line of abutting properties.

Sheet 6:

3. ~~Identify locations of snow storage.~~ – Comment Resolved
4. ~~Will the site utilize a communal mailbox? If show please show the location on the plan.~~ – Comment Resolved
5. ~~Identify a location for delivery drop offs so as to not block the parking aisle/common driveway.~~ – Comment Resolved
6. ~~There are 53 parking spaces provided where 48 spaces are required under local zoning. Are the additional parking spaces going to be used for residents or as guest parking? If those spaces are to be used as guest parking then they should be identified with appropriate signage.~~ – Comment Resolved. Applicant has further explained parking count within Response Letter. I have no further concerns.
7. ~~Location of proposed bicycle storage should be identified on this sheet as well.~~ – Comment Resolved
8. ~~Proposed dumpster location should be fenced.~~ – Comment Resolved
9. The emergency access road labels the width of the hammerhead turnaround as 20 feet. Could the applicant confirm if the width for the entire emergency roadway is 20 feet?
10. What is the proposed height of the retaining wall? Retaining walls 4 feet or greater in height shall be designed by a Massachusetts Professional Structural Engineer and shall be equipped with a 4 foot chain link fence for safety purposes.

Truck Turning Radius Plans 1 & 2:

1. ~~Plans should identify the turning radius of truck throughout the site not just the proposed emergency access road.~~ – Comment Resolved
2. ~~Applicant should reach out to Fire Department directly in order to address any and all concerns with access.~~ – Comment Resolved, addressed within Applicant Response Letter

Traverse Landscape Architects

Landscape Plan:

1. ~~Plan should be properly identified as the landscaping plan and addressed in the complete site development plans.~~ – Comment Resolved
2. ~~Detail sheet needs to be provided identifying count and species of plantings.~~ – Comment Resolved
3. ~~An infiltration basin is identified on the grading and drainage plan but not on this plan. All applicable elements of the proposed site development plan should be reflected in the proposed landscaping plan and vice versa.~~ – The reason for this comment was that the previously submitted landscaping plan showed existing trees remaining in an area of the site that had also showed an infiltration basin proposed on the previous Site Grading and Drainage Plan. With no infiltration basin proposed anymore, and the landscaping plan being updated, we don't necessarily need to see the stormwater infrastructure on the landscaping plan.
4. I would recommend moving the red maple closest to the emergency exit further back from the roadway in order to prevent any interference with emergency vehicles.

Preliminary Architectural Plans

1. A design narrative was provided along with these renderings. Part of the narrative describes the dwellings as utilizing “earth tone colors, a variety of exterior materials and white trim. Multiple colors will be selected to create textual interest and multiple building jogs have been incorporated to break up the building lengths and provide visual interest.”

Would it be possible to provide a depiction of the architectural renderings in color fitting the description of the narrative? This could be helpful for both the Board and abutters to get a better sense of what the development will look like. – **Comment Resolved**

2. Proposed height listed is 32 feet 5 inches. This is compliant with 35 foot height limit for the zoning district.

List of Waivers

1. Section 6-C.11 – How far into the setback are the projections and how many units are impacted by this? – **Comment Addressed**
2. Section 7.C – Please properly cite the section of the bylaw. Are you referring to Section 7.4.C.? What exactly are you seeking relief from in this section? – **Comment Resolved to cite the correct section of the bylaw, 6.C.4.**