



**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:** 12/6/2023

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

**Project Breakdown:**

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

**Materials Submitted for Review on November 21, 2022:**

- Site Development Plans, revised 11/17/2023
- Response of Town Comments Letter, dated 11/20/2023
- Site Distance Plans, dated September 29, 2023
- Stormwater Management Report, revised 11/17/2023

**General Comments**

1. The site’s density was a topic addressed frequently at the project’s last public hearing, however it has not been addressed on the revised plans. In my opinion the issue with density has to do with the proposed layout not making the best use of the space provided. Units 8-10 encroach excessively within the rear setback so much so that about half of the unit is within the rear setback. This does not need to be the case. If the project can be reduced slightly there is an opportunity to provide a better product for both abutters and future residents.
2. A concern brought up by the abutters was the loss of the quiet neighborhood feel to the area. Has the applicant considered readdressing their proposed architectural designs to factor in a garage and unit driveway space for each unit? This modification to the parking layout would be significant, but would provide an opportunity to reduce impervious surface and reclaim usable open space. This alteration would provide the appearance of an abutting road rather than that of a housing development.
3. I do not agree with the removal of the proposed gazebo amenity. While the proposed location was unsuitable due to the infiltration system, the lack of alternative location would appear to be because of the site’s density and lack of usable open space.
4. I believe the applicant should review elements of the project dealing with better site and building design in relation to the surrounding area, and preservation of Open Space when at all possible. These elements factor into how the Board weighs the Local Concern as addressed within 760 CMR 56.07(3) (e) and (f).

## **Site Development Plans**

### Sheet 6 - Site Layout Plan:

1. Will snow storage only be utilized within the emergency access? If there is going to be a gate there it doesn't seem practical to only have that location designated for snow storage and not an additional location within the site itself.
2. The proposed gazebo has been removed due to concerns of it being located on top of the infiltration system. Why was a new location not found? There appears to be a sidewalk put in its place around the perimeter of the infiltration system.
3. Bicycle storage is shown at the lower left side of the site. How many bicycles does this accommodate? Also I would recommend moving this closer to the entrance of the site so a bicyclist does not need to traverse the entire length of the parking lot in order to get to Pleasant Street.

## **Landscaping Plan**

### Sheet L1.21 - Hardscape and Material Plans:

1. Will the proposed picnic tables be on a concrete pad like the ornamental benches or are they movable? They are not labeled as such but just want to be sure there will be no concrete pads on top of the infiltration system.
2. There is limited space between the patio space for units 8 through 10 and the proposed fence. While the proposed location of the fence make sense, this concern goes back to site design and availability of usable open space. I would encourage the applicant to reconsider density, or even the parking configuration, in order to provide better separation for these units and the site's rear setback.

### Sheet L1.22 - Site Lighting Plan:

1. No concern with site/parking lighting locations. Will each unit have lighting at their own entrance as well?
2. Can lighting cut sheets be provided?