



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: Pinnacle Point 40B – 28 Unit Plan – May 11, 2023 HAC Remand

Project Breakdown:

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| Applicant: Wall Street Development Corp. | Project Engineer: Glossa Engineering Inc. |
| Traffic Engineer: Kimley-Horn | Architect: Morabito Architects |

Materials Submitted for Review on April 28, 2022:

- Application Package, dated 4/28/22, submitted on 5/4/2022
- Site Development Plans, dated 4/21/2022
- Traffic Impact Report, dated 4/25/2022
- Preliminary Architectural Plans, dated August 2021
- List of Waivers, dated 4/28/2022

General Comments

1. 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. There is a significant drop in elevation from the existing development on Pinnacle Drive to lot 25C as evident by the extensive retaining walls. I would recommend an outside civil engineering peer review be utilized by the Board with focus on the stability and practicality of this design.
4. The location of units 3, 4, 5, and 6 seems precarious given their location to the access road and surrounding retaining wall. I will default to a civil engineering peer review to determine that location's stability. However, if the applicant can find another location to move these units or remove them entirely I believe that would be a far better design and site layout.
5. A walking trail is mentioned as under consideration within section 3.2.10 of the application package for recreation and open space amenities. I think this is a great idea and something that can be a real asset for future residents of the development and for the surrounding neighbors. I would strongly encourage the applicant to explore this feature and to allow public access along the trail.

6. We need better quality printed plans. Some sheets are almost impossible to read. Please submit a digital revision along with higher quality prints to scale.
7. 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. No comment.

Sheet 2:

1. The provided copies of the plan are faded and at times difficult to read. In particular the contours on sheet are almost unreadable.

Sheet 3:

1. What is the drop in elevation from Pinnacle Drive to the new proposed development?
2. Please label the dimensions for all parking spaces and include a parking table on the plan sheet.
3. Include sidewalks within the development and show them within the plan sheet.
4. Needs a landscaping plan with an adequate buffer between the site and surrounding developments.
5. Needs to show snow storage.
6. Please label the height of all proposed retaining walls.

Sheet 4:

1. I realize there is ongoing litigation in regards to the buildable locations of the site. I would strongly encourage the applicant to reduce impervious surface where practical and maintain an appropriate distance from the sites wetlands. Units 25 through 28 in particular appear to be within the flagged wetlands. These units should be moved out from their current proposed location.

Sheet 5:

1. Is there going to be proposed street lighting?
2. Have hydrant locations been approved by the fire department?
3. It is extremely difficult to make out plan details due to the scale and quality of the print provided.

Sheet 6:

1. No comment.

Sheet 7:

1. No comment
- 2.

Preliminary Architectural Plans

1. Please provide preliminary architectural plans to scale! This is unreadable.
2. What is the proposed height of the buildings? I can't read these plans due to the scale.
3. There is a single family proposal listed yet the plan includes only townhouse or duplex style units. Is the applicant proposing single-family residential as the housing type for this project? Please submit preliminary architectural renderings that accurately portray what you intend to build.

List of Waivers

1. A general waiver to 40A rules and regulations is really not applicable.
2. Likewise if you are not proposing a subdivision then there is no need to request a waiver from the subdivision rules and regulations.