



*Town of Walpole*  
*Commonwealth of Massachusetts*

**Town Engineer**  
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TO: John Lee, Chair  
Board of Appeals

FROM: Carl Balduf  
Town Engineer

RE: Comprehensive Permit Review (40B)  
5 Pleasant Street – Neponset Village

DATE: August 10, 2022

This office received the following;

- A request for comments email dated July 21, 2022 from the Community & Economic Development Office (Steve Natola).
- A three ring binder titled “Neponset Village LLC 5 Pleasant Street Walpole, Massachusetts” dated September 1, 2021 containing various application materials, including a 12 sheet project plan set by Coneco Engineers & Scientists dated 8/2/2021 and a (Traffic) Memorandum by Bayside Engineering dated 7/20/21.

We have reviewed the Site Plans and Traffic Memorandum and offer the following comments;

Plan Review

Sheet 1 – Cover Sheet

1. Submit plans with stamps for Professional Engineer and Surveyor.
2. List the owner and title reference to the property.
3. Revise title and remove “Masshousing” and replace with “Comprehensive Permit”.
4. Provide a note that indicates the following or similar wording; “Plan set is being submitted to the Town of Walpole Board of Appeals under M.G.L. Chapter 40B, Section 20-23”.

Sheet 2 – Notes & Legend

5. Add to Note 7;
  - a. Water mains shall be Class 52 C.L.D.I.
  - b. Water services shall be 1” Type K Copper.
  - c. Sewer mains and services shall be 8” and 6” SDR 35 respectively.
6. Move Site Development and Zoning Table to Sheet 5.
7. Add a Note 8 including the following;

The following permits/licenses are required from the Walpole Department of Public Works

  - a. Sewer & Water Connection Permit (Water Dept.)
  - b. Drain Layer License (Water Dept.)
  - c. Trench Permit (Engineering Dept.)
  - d. Street Opening Permit(s) (Engineering Dept.)

Sheet 3 - Existing Conditions;

8. The plans reference and depict an easement area to be granted to the Town from Arbor Court northerly through Map 20, Lot 54 to an existing sewer easement. It is assumed this easement is intended to provide sewer and possibly water looping to Arbor Court. This should be clarified. We support this concept and request the easement be required as a Condition of Approval, that it be an Access & Utility Easement, and that a temporary easement of equal width be provided as well. The temp. easement should be worded to expire after Town utilities are installed, tested and functional.
9. Provide a second benchmark.

Sheet 5 – Site Layout Plan

10. At the end of Maguire Park relocate proposed bar gate to the North on emergency access and provide hammerhead or as much culdesac as space may allow for DPW use in plowing, storing snow and turning around. Proposed emergency access may continue to site off hammerhead/culdesac. The area around the culdesac/hammerhead should be shown as proposed layout, dedicated and laid out as a public way by the Select Board. Note; Subject to and secondary to requests by WFD.
11. Confirm with Fire Department that 16’ wide access drive is acceptable (20’ wide is standard).
12. Maguire Park should be reconstructed with new road base, paving and roundings/HP curb cuts after water main installation.
13. Provide vertical granite curb (Type VA4) along roundings and compliant cem. conc. HP curb cut ramps at proposed site entrance.
14. Reconstruct sidewalks on Pleasant Street between proposed entrance and Maguire Park.
15. Show curb to curb mill and overlay from end of rounding to end of rounding on Pleasant Street at proposed site drive and at Maguire Park (for water connection).
16. Show location of group mailbox.
17. Show designated parking pullout or space for delivery vehicles.
18. Show locations for snow storage.
19. Show sight lines and distances on plan.
20. Add Site Development and Zoning Table.

Sheet 6 – Grading and Drainage Plan

21. Proposed site drive grading must be verified. (plan quality limits review). Site drive slopes shall conform to Walpole Planning Board Subdivision Rules & Regulations Section IV-5 with 7%

max. slope and 1% level landing area for 50' if grade exceeds 3% (cannot analyze this with small scale plans).

22. Show spot grades on HP parking stall corners, bottom and top of ramps.
23. Show roof leaders and piping to drainage /infiltration system.
24. Water quality unit to be installed where DMH is shown prior to entering underground infiltration system.
25. This department must witness test pits, soil permeability tests, and review a stormwater management report as part of any approval. We note that the current design shows a singular discharge to abutting property from the site drainage system and we will scrutinize the rates and volumes so there is no adverse effect to the abutting property.
26. Provide rim, invert and pipe sizes on all drainage.
27. This office questions the practicality of two catch basin inlets serving the entire site.
28. The design should accommodate separate underground infiltration systems dedicated to roof runoff. Suggested locations are south of unit 17, south of unit 18, and possibly between units 7/8. The 7/8 area and south of 17 area should have piped overflows to the west.
29. Show proposed building first floor elevations.

#### Sheet 7 – Site Utility Plan

30. Show looped 8” d.i. water main from where it currently ends through proposed emergency access and down Maguire Park to Pleasant Street. Maguire Park will require water main & service replacement, bypass piping, and reconstruction of base paving and aprons as previously outlined. Placement of valve/valve clusters and hydrant locations subject to review with Water Dept. and Fire Dept.
31. Current utility layout does not appear to provide fire services to each unit/unit cluster. It should be anticipated that this will be required and that each service will require water gates and testing to 200psi.
32. Provide rim/invert for proposed sewers as well inverts for each building.
33. Relocate proposed sewer manhole connection to Town main at end of Maguire Park away from westerly property line to allow room for deep excavation.

#### Detail Sheets

34. Utilize Town of Walpole Standard Details for water & sewer.
35. Sheet 10 provide detail for inside drop SMH (5' inside diameter) at connection to existing sewer.
36. Provide detail for infiltration system(s) showing all pertinent elevations including groundwater elevation.
37. Sheet 11 provide typical section for emergency access road.
38. Provide details for plantings, signs (hp, stop, directional fire lane etc.), light pole, gazebo, and patio.

#### Traffic Memorandum

39. The memorandum does not discuss pedestrian travel, however, the site design provides for internal sidewalks from the sidewalk on Pleasant Street along the entrance and continuing on both sides of the main parking access aisle in the development.
40. The proposed sidewalks do not continue along the proposed emergency access or along Maguire Park. Note; Maguire Park is a narrow limited ROW roadway, however, extending sidewalks may be worth consideration (also subject to abutter input).

41. The memorandum notes that the project site drive meets requirements for AASHTO Stopping Site Distance (SSD) but does not meet requirements for Intersection Site Distance (ISD). No discussion was provided for a remedy to improve ISD. This should be provided and if possible implemented as the most desirable solution is to meet both criteria.
42. It should be noted that the report recommends a Driveway Ahead sign and that all landscaping at the site drive be set back from Pleasant Street and no greater than 3' in height. Both items should be shown on the project plans with a detail and location for the sign as well as the sight triangle and its limitations shown on the plan.

We remain available at 508-660-7211 should there be any questions.

Cc:

Scott Gustafson Sewer/Water Superintendent  
Patrick Deschenes, Director Community Development  
Files

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