



*Town of Walpole*  
*Commonwealth of Massachusetts*

**Town Engineer**  
Carl J. Balduf, P.E., P.L.S.

**Town Hall**  
135 School St.  
Walpole, Ma. 02081  
Phone (508) 660-7213  
Fax (508) 660-7323  
Email:cbalduf@walpole-ma.gov

TO: John Lee, Chair  
Board of Appeals

FROM: Carl Balduf  
Town Engineer

RE: Comprehensive Permit Review (40B)  
5 Pleasant Street – Neponset Village – Cul-de-sac version 4/30/2024

DATE: May 13, 2024

This office received the following;

- A seventeen sheet 24"x36" plan set titled "Neponset Village Comprehensive Permit Plans 5 Pleasant Street Walpole, Massachusetts 02081" dated September 12, 2023 with latest revision dated April 30, 2024 prepared by Coneco Engineers & Scientists Bridgewater, Ma.
- A multi-page report titled "Stormwater Management Report Project Site: Neponset Village 5 Pleasant Street Walpole, Massachusetts 02081 Prepared for McSharry Brothers, Inc. P.O.Box 206 Abington, Ma 02351" dated September 14, 2023 revised April 30, 2024 prepared by Coneco Engineers & Scientists Bridgewater, Ma.

The revised plan set and Stormwater Report are well executed and follow the preliminary concept for a cul-de-sac design outlined in discussion with department heads on March 13, 2024. I offer the following brief comments;

Plan Review

Sheet 6 – Site Layout Plan

1. Label the curb radius to the northwest of Unit 18.

Sheet 7 – Site Grading and Drainage Plan

2. Provide additional spot grades at parking corners, along cul-de-sac curb, and provide elevation for dumpster pad.

Sheet 8 – Site Utility Plan

3. Suggest revising sewer service design to allow service slopes to vary between 2% and 10% with an intent on eliminating as many sewer service chimneys as possible. The Town will allow sewer main wyes to be turned up with a street elbow so inverts at sewer main for services may be as high as 1' +/- above main elevation.

Sheet 9 – Fire Apparatus Turning Analysis

4. The Tower truck shown on the detail appears to be outdated. Confirm with Fire Dept.

Remaining Items from Feb 21, 2024 Review:

Detail Sheet 14

5. Need detail for Granite Curb

Detail Sheet 15

44. Provide details for “Driveway Ahead” sign and “No Thru Traffic, Emergency and Maintenance use Only Do not Block” signs.
45. Provide detail for light pole and base or provide on Sheet L1.22 (not included in this submission).

Traffic

46. A large oak tree is present along the road shoulder southwest of the proposed site entrance (photo attached). This tree is not mentioned in traffic summary or shown on plans. This should be discussed and possibly removed.

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

Attachment; Photo of tree

Cc:

Scott Gustafson Sewer/Water Superintendent  
Patrick Deschenes, Director Community Development  
Sean Reardon, P.E., V.P. Tetra Tech (Peer Reviewer)  
Damien Dmitruk, P.E, Coneco Eng.  
Files

H:\documents\zba\neponset village40b\comments \_eng to zba 40b nep villageculd1

