



Town of Walpole
Commonwealth of Massachusetts

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

TO: John Lee, Chair
Board of Appeals

FROM: Carl Balduf 
Town Engineer

RE: Comprehensive Permit Review #2 (40B)
5 Pleasant Street – Neponset Village

DATE: February 21, 2024

This office received the following;

- A twenty four sheet 24"x36" plan set titled "Neponset Village Comprehensive Permit Plans 5 Pleasant Street Walpole, Massachusetts" dated September 12, 2023 and revised through January 2, 2024 prepared by Coneco Engineers & Scientists Bridgewater, Ma.

We have reviewed the most recent site plan submission (1/2/24), Peer Review Comments & responses from Coneco Engineers and have found that most items in our original review memorandum have been addressed. The following minor items remain;

Plan Review

Sheet 2 of 9 - Existing Conditions;

8. The plan continues to show a proposed easement at the end of Arbor Court. No existing conditions plan should show anything proposed. Further, the proposed easement is not in the configuration that matches the current design. We have attached a sketch plan showing an approximate configuration for the proposed access/utility/drainage easement to be granted to the Town. The applicant has agreed to a Condition requiring this, however, the condition should be based upon the attached recommendation.

Sheet 6 – Site Layout Plan

10. The area around the emergency access should have an access/utility/drainage easement to the Town as shown on the attached sketch and discussed in comment#8 above.

Detail Sheet 15

43. Need detail for granite curbing.

Detail Sheet 16

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 (note that there are two sheet L1.22’s) or L3.01.

Detail Sheet 18

46. Show groundwater elevation or no groundwater and bottom of test pit elevation and note test pit # for each infiltration system (see attached markup)

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

Attachments

Cc:

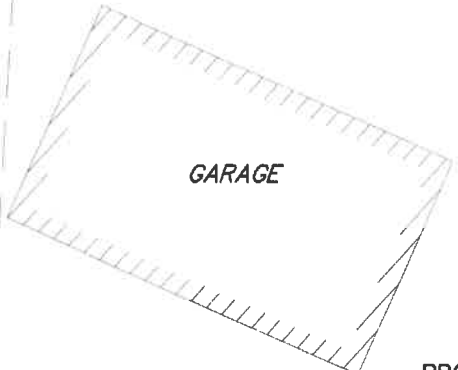
Patrick Deschenes, Director Community Development
Files

H:\documents\zba\neponset village40b\comments_eng to zba 40b nep village2a

2/15/24
 N&PONSET VILLAGE HAS
 SKETCH SHOWING ACCESS
 & UTILITY EASEMENT TO
 BE GRANTED TO TOWN
 OF WALPOLE

EX. HSE #19

PROPOSED BAR GATE FINAL
 LOCATION TO BE COORDINATED
 WITH FIRE DEPARTMENT



PROPOSED SIGN
 "NO THRU TRAFFIC. EMERGENCY &
 MAINTENANCE USE ONLY. DO NOT BLOCK."

PROPOSED OVERBURDEN SNOW
 STORAGE AREA

SEWER EASEMENT

SEWER EASEMENT

ACCESS & UTILITY EASEMENT
 TO BE GRANTED TO
 TOWN OF WALPOLE

N26°06'26"E
 139.93'
 S26°06'26"W
 123.50'

7+58

PROPOSED EMERGENCY ACCESS
 (SEE TYPICAL PAVEMENT SECTION)

R210.0'

20.0'

R190.0'

6+50

6+00

7+00

20.0'

R25.0'

R25.0'

FIRE ACCESS PAVEMENT MARKINGS

SHED

BIT CONC DRIVEWAY

BIT WALK

17.8'

BIT CONC DR

BENCHMARK:
 PK UP 97/2
 EL=117.40 (NAVD 88)

EX. HSE #15

DECK

PROPOSED SIGN
 "NO THRU TRAFFIC. EMERGENCY &
 MAINTENANCE USE ONLY. DO NOT BLOCK."

EX. HSE #12

SHED

LIVE WIRE SEPARATOR

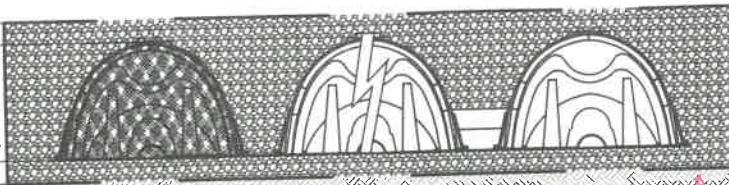
FINISH GRADE ELEV.=112.40'

TOP OF TRENCH ELEV.=109.54'

TOP OF CHAMBER ELEV.=109.04'

BOTTOM OF CHAMBER ELEV.=106.50'

BOTTOM OF TRENCH ELEV.=106.00'



INFILTRATION SYSTEM A (IS-A)
N.T.S.

3.7' +/-

BOT TEST PIT #4
ELEV. 102.3 +/-
NO MOTTLES NO WATER

SKETCH SHOWING
TEST PIT ELEV. 3
2/15/24

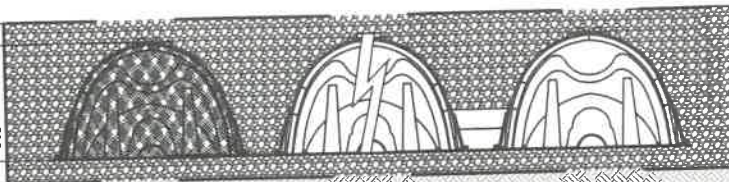
FINISH GRADE ELEV.=119.90'

TOP OF TRENCH ELEV.=109.04'

TOP OF CHAMBER ELEV.=108.54'

BOTTOM OF CHAMBER ELEV.=106.00'

BOTTOM OF TRENCH ELEV.=105.50'



5.5' +/-

GROUNDWATER ELEV.=100.42'

TEST PIT #2

INFILTRATION SYSTEM B (IS-B)
N.T.S.

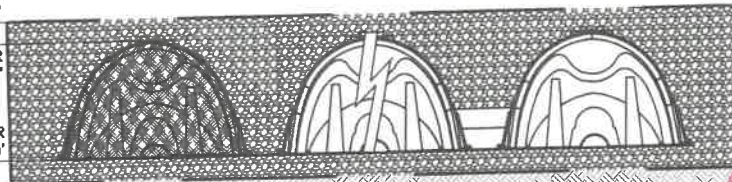
FINISH GRADE ELEV.=111.25'

TOP OF TRENCH ELEV.=108.04'

TOP OF CHAMBER ELEV.=107.54'

BOTTOM OF CHAMBER ELEV.=105.00'

BOTTOM OF TRENCH ELEV.=104.50'



INFILTRATION SYSTEM C (IS-C)
N.T.S.

6.2' +/-

BOT TEST PIT #5
ELEV. 99.8
NO WATER/NO MOTTLES

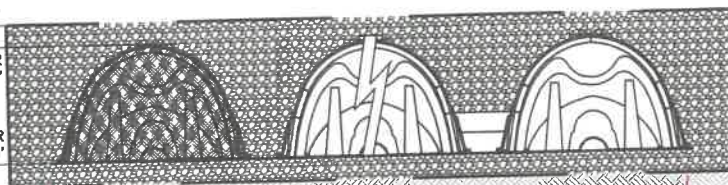
FINISH GRADE ELEV.=110.50'

TOP OF TRENCH ELEV.=108.54'

TOP OF CHAMBER ELEV.=108.04'

BOTTOM OF CHAMBER ELEV.=105.50'

BOTTOM OF TRENCH ELEV.=105.00'



9.5' +/-

BOT TP. 3
ELEV. 95.5
NO MOTTLES
NO WATER

INFILTRATION SYSTEM D (IS-D)
N.T.S.

4.7' +/-
BOTTOM TEST PIT #4
ELEV. 100.3
NO MOTTLES
NO WATER