



Town of Walpole
Commonwealth of Massachusetts

Date: April 27, 2020
To: John Lee, Chair, Zoning Board of Appeals
From: Conservation Commission/
Landis Hershey, Conservation Agent

RE: Tetra Tech Letter April 10, 2020
Cedar Crossing Apartments and Cedar Edge Condominiums
Comprehensive Permit (40B) Peer Review

The Walpole Conservation Commission has not as of 4/27/2020 received a filing for the above stated project. Once the project is filed with the Conservation Commission the project will be reviewed for compliance with the MA Wetlands Protection Act and Regulations and additional comments may be filed with the ZBA.

In addition to supporting the Tetra Tech's comments, the following comments are offered:

Site plan:

- 1) Agree, the plan is very dense and does not allow for "unaddressed design requirements" specifically there is no location for the replication area for the proposed wetland alterations and there is a lot of alteration in River front area;
- 2) It would help for commenting, if the basins had numbers associated with them that connected to the stormwater report on each plan sheet as well as the wetlands should be given letters on each plan sheet.
- 3) As mentioned in prior comment, each basin should be shown completely on a plan sheet rather than divided between more than one or at least a detail plan of each basin;
- 4) Agree that the plan should show Construction Phasing Plan including clearing phases so that the entire site is not cleared all at once.

Drainage, Grading Plans, and Stormwater:

- 5) Agree with the Tetra Tech comments that the basins should have adequate space for maintenance, this usually includes the ability to take maintenance equipment around the entire extent of the basin;

- 6) The Basins need to be designed to comply with Site Criteria for Infiltration basins in the Massachusetts Stormwater Handbook -Structural BMP's –Volume 2/Chapter 2 with appropriate setbacks;
- 7) Concerning the location of the three (3) stormwater structures within the riverfront area: Under 310 CMR 10.58, the Applicant must provide to the Conservation Commission that there are no **practicable alternative** to siting the stormwater management structures within the riverfront area and provide the wild life corridor is maintained.

Wetlands and Erosion Controls:

- 8) Compost socks should be used for erosion controls and not straw wattles that tend to flatten out and become useless over time;
- 9) The Conservation Commission would like the plan set to include a Stormwater Management plan addressing construction stormwater management, proposed material storage, equipment/fuel staging areas, wash out areas, erosion controls with notes, and construction access and egress sedimentation protections;
- 10) The Conservation Commission will require the applicant to address the season flow that was observed during the review of the wetland resource areas at Partridge/Spruce Lanes from the center wetlands (which I would identify if it was labeled) to the riverfront area.

I thank Tetra Tech for their pertinent comments and the opportunity from the ZBA to comment on this proposal.