

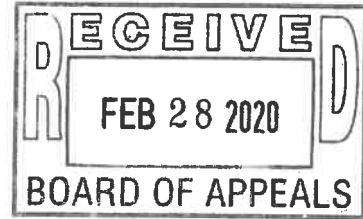


WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

February 27, 2020

Town of Walpole - Zoning Board of Appeals
135 School Street
Walpole, MA 02081

RE: Chapter 40B Comprehensive Permit Application
Diamond Hill Estates – Off Dupee Street



Dear Mr. Chairman:

Wall Street Development Corp. ("Wall Street") and Burns Avenue Development LLC is pleased to submit an application for a "Comprehensive Permit" pursuant to M.G.L. c. 40B. Our application is made in accordance with M.G.L. c. 40B, sec. 20-23, initially enacted as Chapter 774 of the acts of 1969. In connection with this application, Wall Street has received a Determination of Project Eligibility from MassHousing. As you know, the purpose of this law is to promote and encourage the development of affordable housing in the Commonwealth of Massachusetts. This development will be consistent with the affordable housing needs of the Town of Walpole.

You will note from the information submitted as part of this application that the development site consists of approximately 1.22 acres and is identified on Walpole Assessors Map 35, Parcel 380-1. The proposed development calls for the construction of twelve (12) homeownership, non-age restricted condominium townhouses in six (6) buildings. Twenty-five percent (25%) of the condominiums will be affordable at no more than 80% of the area median income. The 25% affordable units will be counted toward the Town's 10% affordable housing requirement.

Also enclosed please find a check in the amount of \$6,800.00 which represents the filing fee for this application. It is Wall Street's hope and intention to provide a full presentation of our plans at a meeting to be scheduled by the Board. At that time, any questions or concerns regarding the proposed development will be addressed.

Thank you for your attention in this matter. We look forward to meeting with the Zoning Board of Appeals to review this project and work toward the issuance of the Comprehensive Permit for this development.

Sincerely,

WALL STREET DEVELOPMENT CORP.


Louis Petrozzi, President

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**DIAMOND HILL ESTATES
WALPOLE, MA**

**APPLICATION FOR COMPREHENSIVE PERMIT
UNDER M.G.L. c. 40B
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