

Mr. John Lee
Chairperson
Zoning Board of Appeals ("ZBA")
Town of Walpole
135 School Street
Walpole, MA 02081

January 13, 2021

RE: **Cedars Crossing and Cedars Edge**
55 SS LLC
Application for Comprehensive Permit

Dear Chairperson Lee and Members of the Board:

Attached please find a revised site plan showing recent changes dated 1-8-21. In particular, the plans show 43 visitor spaces added to the site plan around the rental town homes on lot 1 in response to concerns expressed regarding at the last hearing. The parking summary for the project is:

Development Parking Summary	# units	parking required	Parking provided	Parking ratio	Visitor spaces included
Lot 1 - Rental Housing					
Town Homes	52	104	147	2.83	43
Multifamily	192	384	311	1.62	
Lot 1 - Total Rental Housing	244	488	458	1.88	
Lot 2 -Ownership Housing	56	112	233	4.16	9

In addition, enclosed please find responses to the Tetra Tech's 11-16-20 comments along with supporting documents which include:

- 1) Onsite Engineering Memo regarding Water dated 12-16-20
- 2) Onsite Engineering Memo regarding Sewer dated 12-17-20
- 3) Conceptual Intersection Improvement plan by Bayside engineering dated 12-10-20
- 4) Fire access sketch plans for Buildings 1 and 2 by Mangel architects dated 1-6-21 and 1-7-21
- 5) Applicants letter to the Department of Public Utilities (DPU) rail safety group and DPU receipt

Very sincerely yours,
Applicant
55 SS LLC



David E. Hale, Manager