



Zoning Board of Appeals (“ZBA”)  
Town of Walpole  
135 School Street  
Walpole, MA 02081

October 21, 2020

RE: **Cedars Crossing and Cedars Edge**  
55 SS LLC  
55 Summer Street, Walpole  
Application for Comprehensive Permit

Dear Members of the Board:

Attached are revision to the plans which are the result of 55 SS LLC working with the Conservation Commission to make the project less impactful to the commission’s interests. The revisions do not affect the circulation within the development, turning radius for safety vehicles or change other health or safety aspects of the development. However, the revisions do make the development less impactful on the natural environment. Highlights of the plan changes:

- Reduced footprint of multi-family homes by increasing to 6 floors
- Reduced footprint of Cedar Edge by converting 14 single family homes to duplexes.
- Adjusted the driveway “D” to address safety concerns raised by Tetra Tech

The revised product mix is:

Plan dates:	14-Sep-20	19-Oct-20	Change
<b><u>Multi family</u></b>			
studio	5	6	1
one bedroom	110	108	-2
two bedroom	75	78	3
Total Multifamily	190	192	2
<b><u>Rental Town Homes</u></b>			
two bedroom	27	26	-1
three bedroom	27	26	-1
Total Rental Town homes	54	52	-2
<b><u>Single Family</u></b>			
two bedroom stand alone		13	
two bedroom duplex		6	
three bedroom stand alone	56	29	
three bedroom duplex		8	
	56	56	mix change
Totals	300	300	

Enclosed please find the following:

- Updated civil site plan dated October 14, 2020 with callouts showing changes since September 14, 2020
- Updated Building 1 and 2 - The following are the changes to the plan (Note these are not called out on the plans):
  - Building 1 and Building 2 changed from 5 story to 6 story
  - Building 1 changed from 120 units to 108 units
  - Building 2 changed from 70 units to 84 units
  - Building 1 long side (east/west) reduced by 51 +/- feet
  - Building 1 short side (north/south) reduced by 37 +/- feet
  - Building 1 under building parking reduced to 54 spaces (3 accessible) from 71
- Updated Plans:
  - Cedar Crossing – Multi-Family 84-unit Cover (Building 2) (10/20/20)
    - A.100 84-unit garage floor plan (10/20/20)
    - A.101 84-unit first floor plan (10/20/20)
    - A.102 84-unit second floor plan (10/20/20)
    - A.103 84-unit third floor plan (10/20/20)
    - A.104 84-unit fourth floor plan (10/20/20)
    - A.105 84-unit fifth floor plan (10/20/20)
    - A.106 84-unit sixth floor plan (10/20/20)
    - A.107 84-unit roof plan (10/20/20)
    - A.201 84-unit building elevation (10/20/20)
    - A.202 84-unit building elevation (10/20/20)
    - A.301 84-unit building sections (10/20/20)
  - Cedar Crossing – Multi-Family 108-unit Cover (Building 1) (10/20/20)
    - A.100 108-unit garage floor plan (10/20/20)
    - A.101 108-unit first floor plan (10/20/20)
    - A.102 108-unit second floor plan (10/20/20)
    - A.103 108-unit third floor plan (10/20/20)
    - A.104 108-unit fourth floor plan (10/20/20)
    - A.105 108-unit fifth floor plan (10/20/20)
    - A.106 108-unit sixth floor plan (10/20/20)
    - A.107 108-unit roof plan (10/20/20)
    - A.201 108-unit building elevation (10/20/20)
    - A.202 108-unit building elevation (10/20/20)
    - A.301 108-unit building sections (10/20/20)
  - Cedar Edge Model F Duplex Home Plan
  - Cedar Edge Model G Duplex Home Plan
- Renderings: birds eye view, Summer Street view and multi-family buildings dated October 20, 2020
- Presentation Plan (10/14/20)
- Waivers (Changes in red) (10/20/20)

The files can be downloaded from here:

<https://www.dropbox.com/sh/8qyicosp8bd88pw/AAAAarjTZayUe56YU2n9IGg2a?dl=0>

Full sized hard copies of changed plans will be sent to the Carl Balduf at the Walpole Town office. Additionally, 11x17 hard copies will be sent to the board members who previously requested hard copies.

We look forward to working with the board toward a successful conclusion to the entitlement process.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hale", with a stylized flourish at the end.

David E. Hale  
Manager, 55 SS LLC