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February 5, 2024

Mr. John Lee, Chairman  
Walpole Zoning Board of Appeals  
Town Hall  
135 School Street  
Walpole, MA 02081

RE: Darwin Commons – Darwin Lane  
Response to Peer Review letter dated January 9, 2024

Dear Mr. Lee and Members of the Board,

The review letter was delivered in PDF format rather than Word. Below is our response to the comments that are labeled unresolved.

**Groundwater Protections**

1. An updated Stormwater Report is being submitted with this letter. Other documentation will be or has been submitted by others.
2. The plan has been revised to clearly show the 400 foot radius (Zone 1) around the wellhead. As was explained earlier, the wellhead was located by an on the ground traverse survey. No part of the 400 foot radius (Zone 1) encroaches onto the subject property. The 400 foot radius is clearly shown as the limit of the Zone 1 on the Walpole Aquifer Zoning Map and clearly meets the definition of Zone 1 found in the Walpole Zoning Bylaw.
3. An updated Stormwater Report is being submitted with this letter. Other documentation will be or has been submitted by others.

**Site Plans**

**Cover Sheet**

5. The Zoning Schedule has been revised to indicate that the maximum lot coverage allowed is 15% without the issuance of a special permit.

**Site Plan**

11. A granite curb has been added on the sidewalk side of the "entrance" portion of the access driveway and a cape cod style asphalt berm has been added to the opposite side of the access driveway at this location.
15. The volume calculations were included in the Stormwater Management Report. A copy of the volume calculation is included with this response document.
16. The comment regarding recreation areas has been or will be submitted by others.
18. The response to the requested 88 foot diameter cul-de-sac has been or will be submitted by others.

### **Grading and Drainage Plan**

21. The note regarding the construction of 2:1 slopes is shown on Sheet 7. The note requires that the construction be documented by a Massachusetts Licensed Geotechnical Engineer certifying the stability and long term viability of the slope.

27. Isolator areas within the infiltration system have been added to CB7 and CB8. It is noted that no paved or impervious areas flow to these catch basins so the size of the isolator areas within the infiltration system are based on ½ inch of runoff to the catch basins. The detail of the horizontal size and of the height of the isolator area is shown on the plans and details. See Sheet 7. There are multiple access manholes above the isolator areas. Bypass piping and/or weirs are not needed for the isolator areas.

28. The plan clearly shows the location of the access manholes. Sheet 5 shows all utilities and the access manholes.

29. A dimension has been added to the plan showing the required 10 foot setback from the lot line. The observation wells are shown on Sheet 4. The detail of the observation well is shown on Sheet 7. The sand filter is shown on Sheet 7.

### **Utilities Plan**

33. The design of the sewer pump station is being done by others.

35. Confirmation of the location of the fire hydrants will be submitted by others.

### **Details Plans**

36. The design of the pump station is being done by others.

### **Construction Period Plan**

42. See the response to comment 21. Additional language has been added to the Construction Period Plan.

44. A concrete washout area is shown on Sheet 9, the detail is shown on Sheet 8.

### **Lighting Plan (by others)**

47. The lighting plan is being done by others.

48. The lighting plan is being done by others.

### **Fire Truck Circulation Plan (by others)**

50. The fire truck turning plan is being done by others.

### **Stormwater Report**

57. A summary of TSS removal will be submitted separately as it is produced by the supplier of the stormwater quality units. Requested plan revisions have prevented that document from being produced to date.

58. A revised Stormwater Management Report has been submitted with this response.

59. A revised Stormwater Management Report has been submitted with this response.

**Traffic**

67. The Traffic Report was submitted by others.

**January 3, 2024 Update**

70. The response to this Visitor Parking comment has been or will be submitted by others.

71. The response to this Open Space/Recreation Area comment has been or will be submitted by others.

72. See Sheet 5 for the geometry between the drainage structures and the other utilities.

73. The solid white line has been removed.

74. The stop bar has been added to the plans.

75. The 220 contour has been added/revise.

**January 9, 2024 Update**

76. An updated Stormwater Report with a Stormwater checklist has been submitted with this response.

77. Page numbers and headings have been added. Duplicate recharge and drawdown calculations have been removed.

78. The detail has been revised.

79. The discharge has been revised as recommended.

80. The slope of the pipe from the inlet headwall to the discharge has been revised so that DMH 10 is 8.33 feet from rim to invert. The revised Stormwater Report reflects the change in slope.

81. CB4 has been revised to have a double grate.

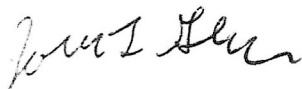
82. A inset blow up of the area has been added with finished grade elevations added. See Sheet 4.

83. See Sheet 5.

84. The temporary construction entrance has been so revised on the plan. However, this leaves an area of access of about 20 feet in length that will be dirt. It seems to make sense to continue the stone entrance to the edge of pavement or install temporary pavement in the area between the ROW and the existing pavement.

Please contact me should you have any questions.

Very truly yours,



John F. Glossa P.E.

Cc Lou Petrozzi