



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

January 20, 2024

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

RE: Chapter 40B Comprehensive Permit Application
Residences at Darwin Commons – Off Darwin Lane - Peer Review Comments

Dear Mr. Chairman:

Wall Street Development Corp. ("Wall Street") is in receipt of a letter dated January 9, 2024 from the Board's peer review consultant, Tetra Tech. Tetra Tech's Comment No. 16 related to "recreation areas" states that "... No other recreation or similar public use area is provided."

Attached for the Board's consideration is a summary of the recreational and open space amenities directly adjacent to and in close proximity to the development site. As the Board will note, the development site is adjacent to the Town Forrest and only a short drive or walk to the recreational amenities available at the Walpole High School. Given the proximity of those recreational and open space features, Wall Street requests a waiver from Section 3.2.10 of the Board's Comprehensive Permit Rules to provide such amenities on the project site.

Thank you for the Board's consideration in this matter.

Sincerely,

WALL STREET DEVELOPMENT CORP.


Louis Petrozzi, President

cc. Jay Talerman, Esq.
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THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
AUGUST 30, 2021/REVISED JANUARY 20, 2024

SECTION 3.2.10 – LISTING OF RECREATION AND OPEN SPACE AMENITIES

In connection with the proposed development, a walking trail is proposed to be constructed to connect the development site to land adjacent to the site owned by the Town of Walpole (the “Town”), which is also known as the “Walpole Town Forrest”. Final location of the trail connection will be based upon discussions with Town officials.

According to the Town’s records, the Walpole Town Forest comprises a total of 365+/- acres on two parcels. The first parcel is the larger of the two parcels and consists of more than 200+/- acres. This larger parcel is located west of Washington Street and is bounded by Washington St. to the east, South St. to the south and west, and the high school to the north and features an extensive trail network.

The second, smaller parcel consists of approximately 150+/- acres. This second parcel is directly adjacent to the development site and is located east of Washington St. and is bounded by School Meadow Brook and Jarvis Farm to the north, Route 1 and Walpole Park South to the east and south, and South and Washington Streets to the west. This parcel also features a network of trails, including a trail connection to Jarvis Farm to the north which also include a number of recreational amenities. Attached is a most recent overview of the Town Forrest and its network of trails.

The combination of both parcels will provide a trail network of several miles of hiking trails, most of which are fire roads and therefore quite wide by trail standards and thus easy to follow. In addition to access proposed from Darwin Commons, the Town Forrest is accessible from three parking areas: at the Water Dept. (1303 Washington St.), at the high school parking lot, and at a lot across from 221 South St.

From the entrance at the high school, one can walk into the Town Forest via the trails behind the scoreboard at Turco Field or the trail behind the Lee Press Box. There is also a trailhead near the corner of the school building near the outdoor basketball court (identified by a sign for the Bay Circuit Trail), which passes through both Town Forest parcels. This trail is also identified by rectangular white blazes about 2” by 5”. In addition, from the 221 South Street parking area is the scenic White Bridge, which spans the Neponset River a short walking distance away. This spot is the site of the Town Forest fishing derby held in the spring and is popular with fishermen throughout the season. The adjacent pond is bounded by evergreens and is one of the most

beautiful spots in town. Easily accessible from this parking lot are Scout Island and Duffy Point, both offering lovely views of the Neponset.

Lastly, the Darwin Commons site is located just a ½ mile walk or 5-minute drive to the Walpole High School and its variety of recreational facilities, including basketball courts, tennis courts, along with softball, baseball and football fields.

Based on the foregoing information regarding the existing recreational and open space amenities in close proximity of the Darwin Commons development site, a waiver is requested from the provisions of Section 3.2.10 to provide these recreational and open space amenities on-site.

Town Forest



Take me with you



walpoletrails.org

Legend

- TRAIL
- BAY CIRCUIT TRAIL
- PARKING
- SCENIC VIEW
- DUFFY POINT
- TRAILHEAD
- SHERTICK POINT
- SOUTH ST TRAIL
- BRIDGE OR BOARDWALK