



Town of Walpole
Commonwealth of Massachusetts

Town Hall
135 School St.
Walpole, Ma. 02081
Phone (508) 660-7211
Fax (508) 660-7323
Email:cbalduf@walpole-ma.gov

Town Engineer
Carl J. Balduf, P.E., P.L.S.

TO: John Lee, Chair
Board of Appeals

FROM: Carl Balduf,
Town Engineer

RE: Proposed 40B – Multi Family Development 981, 989 & 1015 East Street (Gilmore's)

DATE: June 22, 2023

We have received the following via digital submission:

- An email from Patrick Deschenes to Department Heads on May 31, 2023 requesting comments by 6/22/2023 for the scheduled hearing on 6/26/2023.
- A fifteen sheet 24”X36” plan set titled “Preliminary Civil Engineering Plan Set For Strategic Land Ventures Proposed Multi-Family Development Location of Site: 981, 989, & 1015 East St., Town of Walpole, Norfolk County Massachusetts” dated May 31, 2023 prepared by Bohler of Southborough, Ma.
- Application materials in multiple pdf’s of varying dates received on 5/31/2023 & 6/21/2023.

We have are currently reviewing the Civil Engineering Plan set which will be the focus of our review, however, we are not ready to provide comments at this time. Should the Board seek peer review for the Traffic Impact Assessment I suggest that McMahan Associates be utilized as they have recently completed a comprehensive transportation assessment in the downtown (CBD) and surrounding areas.

I remain available should the Board have any questions.

Cc;
Patrick Deschenes, Community & Economic Development Director
Files

H:\documents\zba\gilmores1015eastst40b\2023submission\submission1\dpw_engrev1.doc