



Town of Walpole
Commonwealth of Massachusetts

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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 – The Residences at Darwin Common (off Darwin Lane/Washington St.)

DATE: June 22, 2023

We have received the following via digital submission:

- An email request from Patrick Deschenes to Department Heads on May 31, 2023 requesting comments by 6/22/23 for the scheduled hearing on 6/26/2023.
- A six sheet 24”X36” plan set titled “The Residences at Darwin Lane in Walpole, Ma August 13, 2021” prepared by Glossa Engineering Inc. of Walpole, Ma.
- Application materials catalogued in multiple pdf’s but originally provided in a binder with 20 sections titled “Application For Comprehensive Permit Under M.G.L. C.40B The Residences At Darwin Commons a Residential Condominium Development Darwin Lane – Walpole, Ma” dated April 28, 2022 prepared by Wall Street Development Corp.

The application materials appear to be a re-submission of those received and distributed by the Board in the spring of 2022. Therefore I am submitting the same review provided for the original application;

Application

1. Section 11, Item 3.2.10 in the narrative states that “a walking trail” is proposed within the perimeter of the development allowing for a connection to town owned land adjacent to the site.”. No such trail is shown on the proposed plans.
2. Section 12, Item 3 requests a complete waiver from the Walpole Rules Governing the Subdivision of Land. We recommend if that waiver is granted Section IV-5 (e), (f), (g) be excluded. The driveway entrance should conform to subdivision requirements for level landing and slopes from Darwin Lane into the site. Currently it does not conform.
3. A discrepancy appears in the application between Section 12 and Section 16. In Section 12 under Walpole Board of Sewer and Water Commissioners Regulations a full waiver of Sewer/Water/I/I fees is requested while Section 16 (Fiscal Impact Analysis) identifies the fees as being received.

Cannot have it both ways. This office does not recommend waiver of entrance fees, however, the ZBA should receive input from the Sewer & Water Commissioners.

4. Section 13, Item 3.2.12 – Pro Forma requests a waiver, Why?
5. Section 15, Item 3.12.14 contains a Traffic Assessment dated April 12, 2022 by Ron Muller and Associates. The report analyzes sight distance at the site drive with Darwin Lane as well as Darwin Lane at Common Street and finds no issues with these intersections. A summary of the recommendations noted in the report and not currently shown on the project plans is noted as follows;
 - a. Extend the sidewalk on Darwin Lane to the access drive.
 - b. Provide a sidewalk on the west side of the access drive to the site aisle.
 - c. Provide a speed bump on the site the access drive (to reduce speed of traffic entering/exiting the site).

Plan Review

Sheet 1 (Cover Sheet)

6. In the Zoning Schedule (Table) provide proposed parameters. Add required and proposed parking to the table.
7. In the plan title indicate that the plans are filed as an Application For Comprehensive Permit Under M.G.L. Chapter 40B.

Sheet 2 (Existing Conditions)

8. Provide a second benchmarks and note datum.
9. Provide existing spot grades along the edge of the culdesac where the proposed access drive will tie in.

Sheet 3 (Proposed Layout)

10. The information on building coverage, pavement coverage and total proposed impervious should be included with the zoning schedule. Include with zoning schedule on the cover sheet or include and move the zoning schedule to this sheet.
11. Show proposed sidewalks as noted in the Traffic Assessment.
12. The Board should discuss and require visitor parking.
13. The Board should discuss whether the development will require a dumpster with pad/screening etc.?
14. There will likely be a group mailbox required. The location of this mailbox should be shown (and a detail provided).
15. A designated drop off parking spot should be discussed and considered.
16. Show “walking trail” noted in comment #1 on this sheet and others.

Sheet 4 (Proposed Grading and Drainage)

17. Modify design of access drive to conform to Subdivision Rules and Regulations noted in comment #2 (currently drive is 8%+/-).
18. Provide Additional spot grades in the culdesac area on the east end turnaround.
19. Provide detail on underground infiltration systems (type, size, elevations for bottom stone, bottom system, top system etc.).
20. Would prefer underground infiltration systems be designed with piped overflow (pending review of drainage report).

21. The retaining walls need to be designed by professionals, constructed under construction control, and completed well in advance of units being occupied. Placing stones randomly against a slope by a site contractor is not a suitable substitute.
22. Several test pits need to be performed in the area of the large infiltration system and at least one in each of the smaller systems. Depending upon results falling head permeability tests may be required.

Sheet 5 (Proposed Utilities Plan)

23. Provide profiles of access drive and main driveway both east and west to culdesac and turnaround.
24. Show limits of 1.5" mill and overlay on Darwin Lane culdesac (from access drive to area disturbed by utility connections/abandonments).
25. Call out for abandonment of existing water service at or near point on new water main connection.
26. Where sewer force main terminates and turns to existing smh provide a new smh.
27. Re-route sewer behind units 24-28 to tie into Sewer-1 Grinder Pump. Eliminate Sewer -2 Grinder Pump.
28. Another option would be to eliminate Unit 28 and locate sewer pump station in that location. The area could serve as a location for a dumpster, additional parking and other needs.

Sheet 6 (Details)

29. On typical gate valve detail note "open left" on gate information.
30. On typical hydrant assembly detail note "open left" under the manufacturer/model description.
31. Provide typical house service connection for water & sewer services.
32. Eliminate typical force main connection at existing manhole detail. Force main will connect to invert of new summit smh at end of existing sewer lateral.
33. Grinder pump detail should be replaced with a twin grinder pump detail located within a 6' diameter manhole and water tight H-20 48" (+/-) hatch. Detail should specify twin pumps with chains, float on/off, high and low water alarm elevations. The horsepower, total dynamic head, gallons per minute and manufacturer of pump should be specified. A separate chamber for check valves and isolation valves should be provided as well as a pedestal control panel with audio, visual, and remote call out for trouble.
34. Provide detail with elevations, dimensions, type of system etc. for infiltration system(s).
35. Signage for stop sign & street sign?

General

36. Provide an erosion control plan with the following;
37. Construction entrance.
38. Provide double silt barrier (because of proximity to wells).
39. Provide locations for earth material stockpiles and location of temporary sediment basins sized for 1" of runoff over disturbed area (DEP requirement).
40. Provide detailed narrative on plan for construction sequencing. Maybe further reviewed by Concom and Agent if filing is required.

Drainage Report

41. Not received. Review cannot be completed without this report.

Offsite

42. Covered under other items.

We remain available should you and the Board have any questions.

Cc;

Richard Mattson, Director of Public Works

Scott Gustafson, Sewer & Water Superintendent

John Glossa, P.E., Glossa Engineering

Files

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