



*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 Pinnacle Point (off Pinnacle Drive)

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 seven sheet 24”X36” plan set titled “The Residences at Pinnacle Point in Walpole, Ma April 21, 2022” 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.40 The Residences At Pinnacle Point a Residential Condominium Development Pinnacle Drive – 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 8 of the application binder contains Preliminary Scaled Architectural Drawings. These drawings do not show walkout basements. It would appear that Units 7-24 are proposed as walkouts. Plans showing walkouts should be provided.
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 Pinnacle Drive into the site.
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 sewer and water entrance fees, however, the ZBA should receive input from the Sewer & Water Commissioners.

4. Section 15 contains a Traffic Impact Report dated April 25, 2022 by Kimley Horn. The report does not appear to address “on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances” as required in the Mass Housing Determination and Recommendations provided in the December 14, 2020 letter to the applicant. We do note that sight distances are analyzed at the site drive with Pinnacle Drive and are noted as adequate. No other intersections are analyzed.

## Plan Review

### Sheet 1 (Cover Sheet)

5. In the Zoning Schedule (Table) provide information on parking.
6. 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)

7. Provide two benchmarks and note datum.
8. Provide inverts on drainage. Particularly on drain line that runs across site from Pinnacle.
9. Clearly define the location of the 20’ foot path easement. Provide separate detail if necessary.

### Sheet 3 (Proposed Layout)

10. Identify dashed lines in culdesac and to the west of units 25-28.
11. Shift access drive from Pinnacle to the site so curb rounding remains within frontage of applicant’s property.
12. Identify and provide details for accessible curb cuts at access drive and Pinnacle Drive.
13. The Board should discuss the need for sidewalks within site and possible connections to foot path.
14. The Board should discuss the need for additional visitor parking (6 spaces provided).
15. The full length of sidewalk on Pinnacle Drive should be removed and replaced from unit 1 thru unit 4.
16. Review the possible requirement for a guardrail at the retaining wall on the lower east side of access drive. This should be included in the Traffic Impact Assessment.
17. Show mill and overlay (1.5”) on Pinnacle Drive from the ends of Unit 1 to Unit 4 to cover the multiple intrusions into road for various utilities.
18. The existing utility easement, which likely benefits the Town, will need to be relocated over a portion of Lot 24A between Unit 18 & 19. Any changes to this easement should be approved through the BOS with review by DPW. If this is agreed to the Town should receive rights of access over the access drive and site drive to make access for maintenance to existing drains more practical than it currently is today.

### Sheet 4 (Proposed Grading and Drainage)

19. Sheet 4 (Proposed Grading and Drainage)
20. See comment #2 for maximum grade of access drive and level landing areas. Access drive should be crowned to prevent icing.
21. Provide Additional spot grades in corners of parking on east end and in west end culdesac.

22. Provide detail on underground infiltration systems (type, size, elevations for bottom stone, bottom system, top system etc.).
23. Would prefer underground infiltration systems be designed with piped overflow.
24. Review grading with this office for wall behind units 21-24 and culdesac. Current top and bottom of wall elevations change rapidly and don't work with spot grades.
25. 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.
26. Proposed wall construction on south side of site adjacent to #19-#31 Pinnacle Drive is very close to lot line. If Board approves this project a condition requiring steel sheeting along this perimeter prior to wall construction or proof that the applicant has rights to grade and temporarily disturb on the abutting property.
27. Test pits and falling head permeability tests need to be performed in the area of both infiltration systems.

#### Sheet 5 (Proposed Utilities Plan)

28. Provide profiles of access drive and main driveway both east and west to culdesac
29. Show limits of 1.5" mill and overlay on Pinnacle Drive (from end of Unit 1 to end of Unit 4).
30. Show drainage (without detail) for conflict verification.
31. Consider moving hydrant on east end of hammerhead (near unit #7) 6'-7' to remain out of way for snow storage.

#### Sheet 6 (Details)

32. Typical gate valve detail, typical sewer, drain and water trench details are all lacking detail which is on Town Standard Details. Recommend utilizing latest (2019) Town Details as basis for municipal utilities and drainage where applicable.
33. Typical gate valve detail ok but note 5' (min.) depth and open left on gate information.
34. 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 grinder 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. The development would be far better served if the pump station had backup power.
35. Provide the following details;
  - a. Typical house service connection water & sewer.
  - b. Wall with guardrail.
  - c. Infiltration system(s).
  - d. Headwall.
  - e. Signage for stop sign & street sign?

#### Sheet 7 (Erosion Control Plan)

36. Provide locations for earth material stockpiles and location of temporary sediment basins sized for 1" of runoff over disturbed area (DEP requirement).
37. Provide detailed narrative on plan for construction sequencing. Maybe further reviewed by Concom and Agent (under NOI filing).

Drainage Report

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

Offsite

39. The Board should consider the following with consultation from the Select Board;
- a. Require compliance improvements to the pedestrian curb cuts at Pinnacle and East Street.
  - b. The current site design, if approved and constructed, adds the potential for an uptick in pedestrian traffic. The DPW recommends that the development be required to design and construct sidewalk along East St. to connect to the existing sidewalk at or near #4 East St.
  - c. If this concept is found to be undesirable during the approval process, then the value of the sidewalk extension should be contributed for sidewalk maintenance/upgrade in the East Walpole locale.

We remain available should you and/or 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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