



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 – Multi Family Development 981, 989 & 1015 East Street (Gilmore's)
7/25/2023 Submission

DATE: July 26, 2023

We have received the following via digital submission:

- An email from Patrick Deschenes to Department Heads on July 25, 2023 requesting comments by 7/26/2023 for the scheduled hearing on 7/26/2023.
- A three page letter of submission dated July 24, 2023 to John Lee, Chair Board of Appeals from Geoffrey Engler of KIG/ Silverstrand Walpole, LLC
- Exhibits A-H in multiple pdf's of varying dates received on 7/25/2023.

Comments in this review pertain to Exhibits B&C Sidewalk Crossing and RRFB respectively.
I note the following;

1. The applicant's design team should explore continuing the sidewalk on the north/west side of East Street to the existing RRFB at Glenwood Ave. It is understood that there is not sufficient ROW to construct a sidewalk from the location of the current gutterline, however, East St. has a wide cross section and moving the curb line in far enough for a sidewalk maybe an option (the road section currently narrows at the bridge/culvert over the Neponset River).
2. The proposed RRFB (and crosswalk) would result in three RRFB's all within several hundred feet of each other. The current analysis should review the sight lines, stopping sight distances, and safety of both locations. Ultimately the location which provides the safest crossing should be the one that prevails.

I remain available should the Board have any questions.

Cc;

Patrick Deschenes, Community & Economic Development Director

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