



*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)  
2<sup>nd</sup> Review

DATE: November 16, 2023

We have received the following via digital submission:

- A sixteen 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 with revision through 9/29/2023 prepared by Bohler of Southborough, Ma.
- A ten page review letter (Comment Letter 2) with a single attachment to Mr. John Lee, Chairman dated 11/1/2023 from Sean P. Reardon, P.E. Vice President of Tetra Tech.

We are providing this memorandum to supplement the peer review with local requirements that would normally be provided by this office. We generally concur with the peer reviewer, however we note the following;

1. Peer review comment #14, Utility Plan Sheet C-501, Sewer Relocation Design; DPW has provided a proposal to have the DPW Sewer consultant review the proposed sewer relocation as it’s a vital section of our collection system. The utility design should not be finalized until this review is performed and agreed upon.
2. Any approval should provide a condition requiring the applicant to provide a waiver of damages to the Town should the Sewer & Water Commission decide to establish the relocated sewer easements by eminent domain. If the relocated sewer easements are acquired by grantor the condition should require mortgage subordination (if the property is mortgaged). The Town will also need to release the rights in the current easement. The latter options will require Town Meeting authorization. The applicant should fund the legal expenses required to accomplish

these items which will require various recordable documents and survey plans as well as review by Town Counsel.

3. Traffic Peer Review comments 33, 34, & 42 will require coordination with the Downtown Traffic Study performed for Select Board by McMahon Associates.
4. Peer Review Comment #47, Sheet C-102 General Notes; Agree with Peer Review comment regarding extraordinary amount of notes. It appears the designer is attempting to list what should be project specifications on the plan. The notes should be simplified. However, we would prefer General Site Notes, General Grading Notes, General Drainage and Utility notes, and ADA Instructions to Contractor remain on the plan
5. Peer Review Comment #48, Trenching In East Street; Strongly agree. Nearly all the frontage of the road on East St will be disturbed by utility work. Resurfacing should be part of the project and not mitigation.
6. Peer Review comment #49, sidewalk extension west; Agree that proposed sidewalk extension should be shown. Likely will require modification to curb alignment at westerly entrance.
7. Peer Review Comment #50, Site Amenities within sewer easement; Strongly agree with comment requiring the site owner repair any disturbed area within the sewer easement. This should also be included in recorded documents.

#### Plan Review

8. Sheet C-102, General Notes Sheet; Add the following language to General Drainage & Utility Note #22 "All valves open left. All water fittings/iron to be American made, tapping sleeve (if required) to be full bodied cast iron.
9. Sheet C-201, Demolition Plan; Plan shows excavation of existing sewer on property of MBTA. This may be a trespass unless rights are obtained. Either remove or provide a note indicating permission must be obtained.
10. Sheet C-901, Detail Sheet; Detail for Typical Pavement section refers to Table A for sand/gravel requirements. No Table A is provided. Either provide table or spec the materials in detail.
11. Sheet C-902, Detail Sheet;
  - a. No cleanout is shown on Utility Plan. If one is provided it would be where the building service (cast iron) transitions to 8" sanitary which will be routed to a proposed manhole on municipal sewer. Revise cleanout to 8" pipe and show on Utility Plan.
  - b. Typical Water Trench detail; revise minimum cover to 5'-0".
  - c. Typical Utility Trench detail should be modified and/or separated. The current detail would be sufficient for drain pipe if the callout for sewer pipe label were removed. For pvc sewer pipe (SDR 35) Walpole requires 1/2" - 3/4" crushed stone 6" over and on each side and 8" below the pipe.
  - d. Revise the casting specification on the Typ. Precast Concrete Sanitary Manhole as follows; "Standard Sewer Manhole shall have 26" Round Cast Iron Frame and Cover and Meet

Applicable MassDOT Requirements and be Capable of Supporting H2O Loading and Read “SEWER” in 3” Letters”. The Town’s Sewer Manhole detail may also be used.

e. Revise the casting requirement for the Typ. Precast Concrete Manhole as noted above except provide “DRAIN” in 3” letters on cover. The Town’s Drain Manhole detail may also be used.

f. The Subsurface System Outlet Control Structure Detail should utilize a drain manhole cover as noted above. Furthermore it should not be bricked up as noted on the plan as this could make access difficult. It should match drain manhole requirements as much as possible.

g. The Subsurface System Outlet Control Structure Detail references a Table which is not provided.

12. Town Standard details for Sewer Water and Drain may be provided in CAD format and utilized instead of editing existing details if desired. All work within the public way or within a municipal easement shall utilize Town Standard details.

#### General

13. A condition requiring that all work within the public way as well as work related to the sewer relocation within the existing/proposed easements should be guaranteed by a performance security in a form acceptable to Town Counsel and the Town Treasurer/Finance Director. The value of said work shall be established by the Engineering Department and held by the Board of Appeals. The security shall remain in place until the work is completed and accepted. The security may reduced from time to time by the Board of Appeals, however, the security value shall not be reduced below 25% of its original value until as-builts are provided and reviewed and the work is accepted by the Town.

I remain available should the Board have any questions.

Cc;

Patrick Deschenes, Community & Economic Development Director

Scott Gustafson, Sewer & Water Superintendent

Richard Mattson, DPW Director

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