



Town of Walpole

Commonwealth of Massachusetts

Town Engineer

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

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TO: John Lee, Chair
Board of Appeals

FROM: Carl Balduf,
Town Engineer

RE: Modification to Proposed Multifamily Development Summer Street Walpole, Ma
Aka Cedar Edge Comprehensive Permit (40B)

DATE: October 4, 2023

We have received the following via digital submission and hard copy:

- A sixty five (65) page 24”X36” Civil plan set titled “Site Plan For Proposed Multifamily Development Walpole, Ma.” dated June 20, 2023 and revised through September 12, 2023 prepared by Howard Stein Hudson of Chelmsford, Ma for FRH Realty LLC of Burlington, Ma & 55 SS LLC of Westford, Ma.
- Two letterd from Sean Reardon, P.E., Vice President of Tetra Tech to Mr. John Lee, Chair (Walpole Board of Appeals) dated September 6 & 8, 2023.

I offer the following comments. While some comments from our September 6th review have been addressed the majority have not. Many comments deal with local standards & practices that the Peer Reviewer is not familiar with.

Stormwater

2. Peer Review Comment #21 & #22 (Soil Test Pits); The applicant is performing test pits on Friday October 6th which this department will observe. My prime focus is on verifying design assumptions beneath Stormtech Systems 3&4 and Infiltration Basin 3. I will provide an update to the Econ. Development Director once these are observed.

Wastewater

The revised plans show additional details requested for the primary pump station as well as the individual building pump stations (3). We reserve the right to comment on detail once construction drawings are finalized.

Items In addition to Peer Review

6. Sheet C.11, Erosion Control & Demolition Plan; Line work and labelling not very clear. Erosion control line and limit of work not distinguishable. **Not Addressed**
7. Sheet C.12, Overall Plan; Building numbers (addresses) do not agree with those assigned by the Town. Revise to Town assigned addresses/building numbers. **Not Addressed**
8. Profile Sheets have not been provided as they were in the original submission. Very difficult to review utility revisions without them. **Not Addressed**
9. Sheet C.19, Grading and Drainage Plan 1; Labels are provided for the Stormtech Infiltration System but the structures and outline of the system north of Building 1000 are not shown. **Partially addressed. Outline of former Infil. system still shown within footprint of Chamber System #2.**
10. Sheets C.24-C.28, Utility Plans Sheets 1-5; List all sewer inverts on plan structure labels. **Not Addressed**
11. Sheets C.24-C.28, Utility Plans Sheets 1-5; Provide finish floor and/or top concrete elevation for all buildings **Not Addressed**.
12. Sheet C.24, Utility Plan 1; Building 1000 has 11 sewer services exiting the building. The original approved design for Building #1 had one sewer. Apartment style buildings typically have one sewer service. Given the importance of the single service it should have a SMH where it connects to the main. **Not Addressed**
13. Sheet C.24, Utility Plan 1; Based upon limited invert information, it appears that sewer from SMH 21 to SMH 18 is shallower than the normal 7' depth for sewer. Design should be revised to keep sewer below water. It would appear that the sewer in this area could be lowered if it were routed to SMH 14. This would lower SMH 31&32, thus lowering shallow sewer along the east side of Building 1000 as well. **Not Addressed**
14. Sheet C.24, Utility Plan 1; The design shows Proposed Low Pressure System #1, #2, #3 with #2 & #3 apparently serving the floor drains in Buildings 1000, and 2,000. An oil water separator will be required prior to these injector pumps. **Partially addressed. Details for building pumps now shown on Sheet 49.**
15. **Addressed**
16. Sheet C.25, Utility Plan 2; No sewer rim and invert table provided on this Sheet for Building 11000 (however this building is designed correctly with one sewer service). Provide SMH at connection to sewer main. **Not Addressed**
17. Sheet C.26, Utility Plan 3; The plan shows a number of townhouse (ownership) units. The units show a single sewer service for each building. If units share a common service then a maintenance agreement must be in place for each unit to share in responsibility for maintenance/repairs. An SMH should be provided where the common sewer joins the main and a cleanout where the building sewer meets the service line (about 10' outside building). Otherwise, separate sewer services are required for each building. Regardless of common maintenance agreements separate water services need to be provided to each unit with a shutoff behind the

sidewalk (or a similar distance of edge travelled way if no sidewalk. Water services to be 1” type K Copper with buffalo style curb stop boxes. Fire service may be common to each building. The size needs to be specified. Anything over 2” diameter shall be c.l.d.i. and shall have an anchor tee and gate at the main. **Not Addressed**

18. Sheet C.27, Utility Plan 4; Revise note at top right of page to coordinate with Town of Walpole Water Dept. **Not Addressed**
19. Sheet C.28, Utility Plan 5; Revise note at right of page to coordinate with Town of Walpole Water Dept. for water connection and Town of Walpole Engineering for Sewer Connection. **Not Addressed**
20. Sheet C.28, Utility Plan 5; At SMH 27 add note (See Detail Sheet C.47). **Not Addressed**
21. Sheet C.28, Utility Plan 5; **Addressed**
22. Sheet C.28, Utility Plan 5; Show a mill and overlay (2”) in Summer Street at the site entrance the width of Summer Street from entrance rounding to entrance rounding (to repair the utility cuts). **Not Addressed**
23. Sheet C.28, Utility Plan 5; Provide a plan detail for exact location of RRFB (on other side of railroad tracks). Provide plan enlargement as well as detail of base and equipment. **Not Addressed.**
24. Sheet C.25, C.26, C.27 Utility Plan 2, 3, & 5; **Partially Addressed. Town would prefer cement lined ductile iron for force main material.**
25. Sheet C.25, C.26, C.27 Utility Plan 2, 3, & 5; Current design has force main meandering within roadway, front walkways and in general all over the plan. Consider running force main in common trench with gravity sewer. May require adjustment of other utilities. **Not Addressed**
26. Sheet C.46, Water & Sewer Connection Detail Sheet 8; Remove and replace with Town of Walpole Standard Details the Tapping Sleeve, Typical Fire Hydrant Connection, Typical Water Service Connection, and Typical Gate Valve Installation Details. Remove the Typical Saddle Connection as all service to main connections shall be SDR 35 gasket joint sanitary wyes (8”X6”). Any 8” to 8” should be through a sewer manhole. **Not Addressed**
27. Sheet C.47, **Addressed**
28. Sheet C.47, **Addressed**
29. Sheet C.47, **Partially Addressed. Detail Sheet and Utility Plan should specify the location which E-One Model (DX502-129 & DX502-160) should be used (Pump System 2 or 3).**

I remain available should you and/or the Board have any questions.

Cc;

Richard Mattson, Director of Public Works

Scott Gustafson, Sewer & Water Superintendent

Patrick Deschenes, Community & Economic Development Director

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