

WALL STREET DEVELOPMENT CORP.  
REAL ESTATE DEVELOPERS

June 3, 2020

Mr. John Lee, Chairman  
Town of Walpole - Zoning Board of Appeals  
135 School Street  
Walpole, MA 02081

RE: Chapter 40B Comprehensive Permit Application  
Diamond Hill Estates – Off Dupee Street  
Supplemental Information

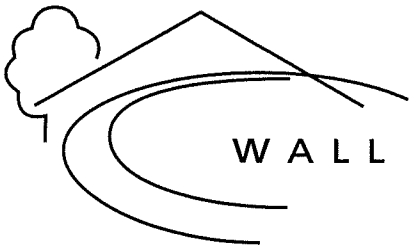
Dear Mr. Chairman:

As requested by the Board of Appeals (the “Board”), Wall Street Development Corp. (“Wall Street”) is pleased to submit the following supplemental information:

1. In accordance with 760 CMR 56.05 (2)(a) - Revised Site Development Plan dated June 2, 2020 stamped by a registered engineer that provide the specific details of the proposed development, including but not limited to, roadway construction, installation of utilities, hydrants, drives, parking areas, proposed landscaping, etc.;
2. In addition, as additional information to the revised site development plans provided under 760 CMR 56.05 (2)(a), a “Summary of Municipal Facilities and Services” dated June 2, 2020 is also provided;
3. In accordance with 760 CMR 56.05(2)(b), a report dated June 2, 2020 summarizing the existing conditions at the site;
4. In accordance with 760 CMR 56.05 (2)(c), preliminary architectural plans with a summary of construction details;
5. In accordance with 760 CMR 56.05 (2)(d), building summary/tabulation with impervious surface details related to the development; and
6. Updated Traffic Report dated June 2, 2020 prepared by Green International Affiliates, Inc.

At this time, no decision has been made regarding the subdivision of the property, however Wall Street reserves the right to make such a determination in the future.

P.O BOX 272, WESTWOOD, MA 02090  
TEL. 781 440 0306 FAX. 781 440 0309  
EMAIL [wallstreetdc@gmail.com](mailto:wallstreetdc@gmail.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)



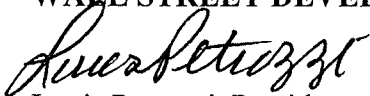
WALL STREET DEVELOPMENT CORP.  
REAL ESTATE DEVELOPERS

Mr. John Lee, Chairman  
Town of Walpole - Zoning Board of Appeals  
June 3, 2020 – Page 2

Thank you for your attention in this matter. We look forward to meeting with the Zoning Board of Appeals to review this project and work toward the issuance of the Comprehensive Permit for this development.

Sincerely,

WALL STREET DEVELOPMENT CORP.

  
Louis Petrozzi, President

cc. Rob Truax – GLM Engineering Consultants, Inc.  
Dean Harrison – 40B Consultants

P.O BOX 272, WESTWOOD, MA 02090  
TEL. 781 440 0306 FAX. 781 440 0309  
EMAIL [wallstreetdc@gmail.com](mailto:wallstreetdc@gmail.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)

# SITE DEVELOPMENT PLAN A COMPREHENSIVE PERMIT M.G.L. C. 40B "DIAMOND HILL ESTATES" WALPOLE, MASSACHUSETTS

DATE: FEBRUARY 26, 2020  
REVISED: JUNE 2, 2020

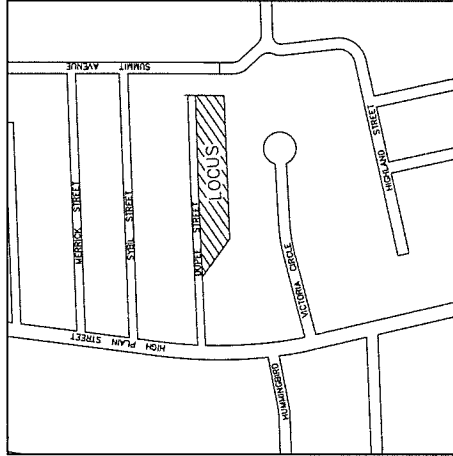
APPROVED BY THE  
WALPOLE ZONING BOARD  
DATE: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_

I, TOWN CLERK OF THE TOWN OF WALPOLE,  
DO HEREBY CERTIFY THAT THE PLAN  
BOARD OF APPEALS, APPROVAL OF THIS PLAN  
GIVES ME MY AUTHORITY TO ACCEPT THIS PERMIT  
DATE: \_\_\_\_\_ AFTER RECEIPT AND RECORDING OF  
SAME.

TOWN CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

PAUL E. TRUMB, P.E.  
DATE: 6-2-2020  
DATE: 6-2-2020



LOCUS MAE  
1"=200'

**Prepared By:**  
**GLM ENGINEERING**  
**CONSULTANTS, INC.**  
19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**Applicant:**  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS 02090

SHEET INDEX

1	COVER
2	EXISTING CONDITIONS
3	LAYOUT PLAN
4	GRADING, DRAINAGE & UTILITIES
5	PROFILES
6	PROFILES
7-11	DETAILS

ASSESSOR'S REFERENCE  
MAP 35, PARCEL 380-1  
NEED NOTING  
REGISTRY OF DEEDS  
BK. 20779, Pg. 209  
PLAN REFERENCE  
PLAN IN PLAN BOOK 97, PL. 040, 3721  
OWNER OF RECORD  
DIAMOND BROOK REALTY TRUST  
50, WALPOLE, MA  
ZONING CLASSIFICATION  
RESIDENCE 8 - R8  
FRONTAGE 200.0 FT.  
SETBACKS  
FRONT: 10 FT.  
SIDE: 15 FT.  
REAR: 30 FT.

ZONING DATA

RESIDENCE-8 (R8)	REQUIRED	PERMITTED
LOT AREA	10,000 SF.	52,100 SF. (14,142 AC)
FRONTAGE	30 FT.	841.00 FT. (GARAGE STREET)
SETBACKS	10 FT.	50.0 FT.
FRONT:	15 FT.	23.0 FT.
SIDE:	30 FT.	30.0 FT.
REAR:	30 FT.	30.0 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM STORES	2.5	2.5
MAXIMUM GARAGE	2.5	2.5
MAXIMUM DEPTH	235 (13,000 #)	27.25 (14,884 #)
TOTAL IMPERVIOUS	40x (20,800 #)	35.8x (18,571 #)
(Buildings & Imp)		







No.	DATE	DESCRIPTION
1	6/27/20	ZONING BOARD COMMENTS

APPROVED BY THE ZONING BOARD OF APPEALS:

DATE APPROVED: \_\_\_\_\_

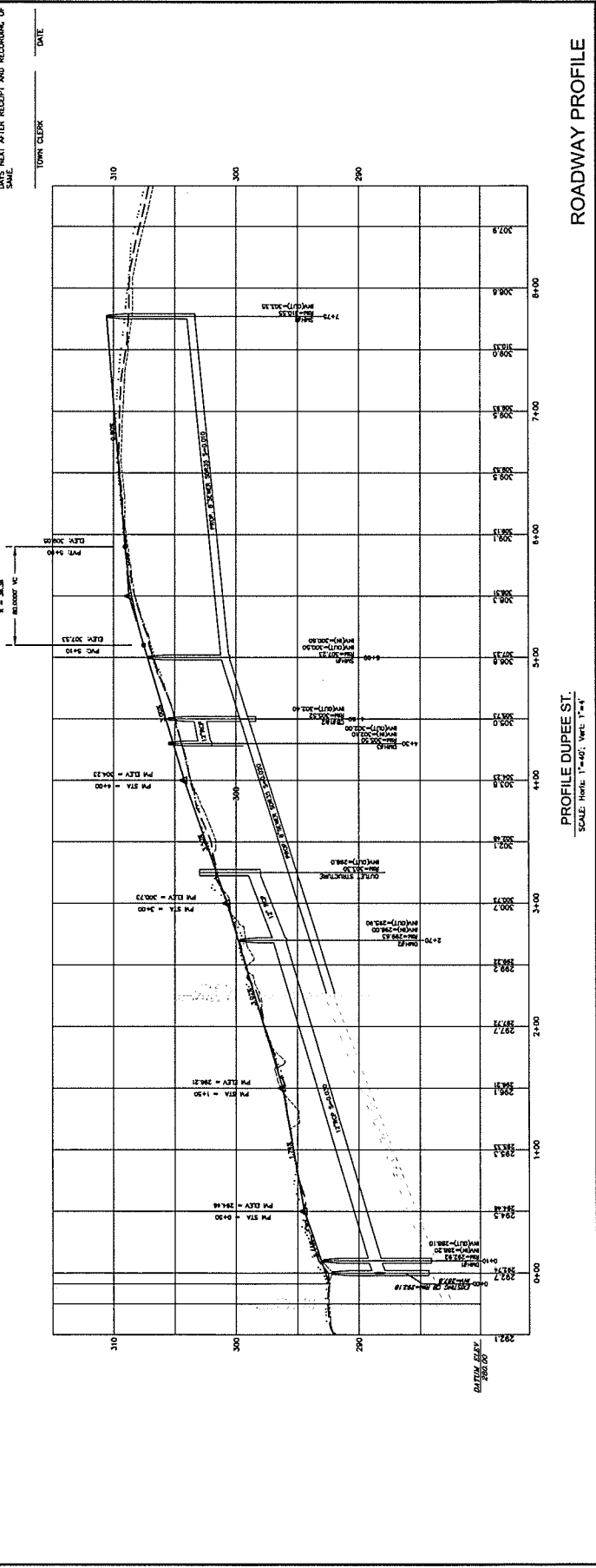
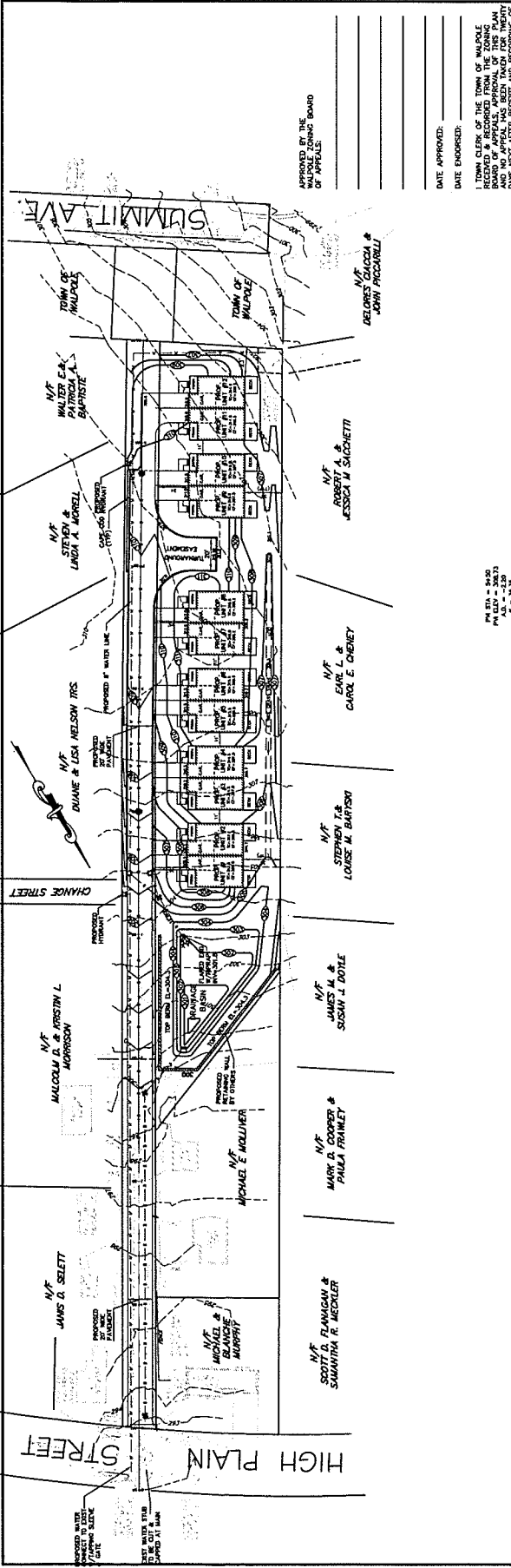
DATE ENFORCED: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 272  
 WESTWOOD, MA 02090

**GIM Engineering Inc.**  
 10 EXCHANGE STREET  
 HOLISTON, MA 01746  
 P: 508-428-1100  
 F: 508-428-7160  
 www.GIMengineering.com

JOB No. 18.018  
 DATE: FEB. 26, 2020  
 SCALE: 1"=40'  
 SHEET: 5 of 11  
 PLAN #: 27.321



**ROADWAY PROFILE**

**PROFILE DUPEE ST.**  
 SCALE: Horiz. 1"=40'; Vert. 1"=4'





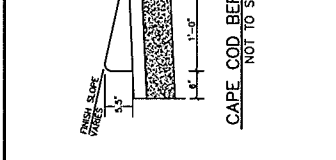
NO.	DATE	DESCRIPTION
1	6/27/20	ZONING BOARD COMMENTS

APPROVED BY THE  
ZONING BOARD

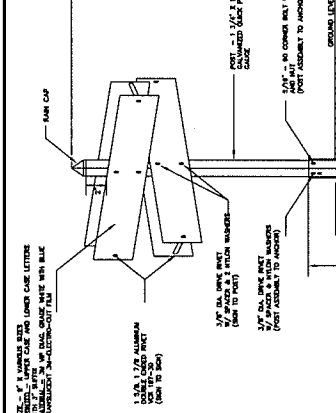
DATE ENDED: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

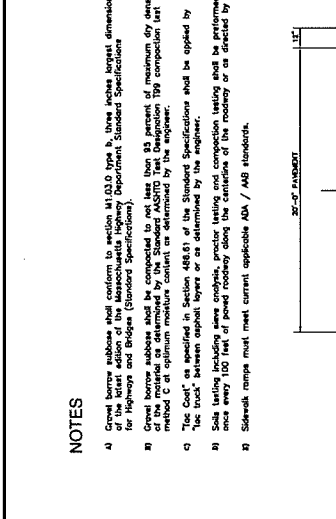
1. TOWN CLERK OF THE TOWN OF WALPOLE RECEIVED & RECORDED FROM THE ZONING BOARD APPROVAL OF THIS PERMIT. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF APPROVAL. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF APPROVAL. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF APPROVAL. THIS PERMIT IS VALID FOR 180 DAYS FROM THE DATE OF APPROVAL.



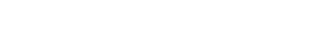
CAPE COD BERM DETAIL  
NOT TO SCALE



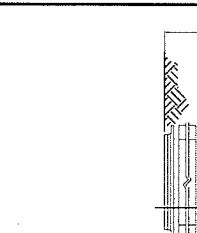
TYPICAL STREET SIGN DETAIL  
(NOT TO SCALE)



TYPICAL DRIVE CROSS SECTION  
NOT TO SCALE



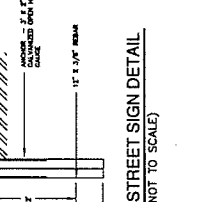
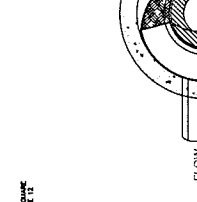
RIP-RAP DETAIL HEADWALLS  
NOT TO SCALE



PLAN VIEW B-B  
N.T.S.



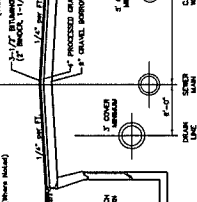
ELEVATION A-A  
N.T.S.



WATER QUALITY UNIT DETAIL  
CDS1515-3-C CDS IN-LINE STANDARD DETAIL  
NOT TO SCALE



TOWN OF WALPOLE, MASSACHUSETTS  
DEPARTMENT OF PUBLIC WORKS  
PLAN SHOWING TYPICAL  
ROADWAY DETAILS



DETAILS

GLM Engineering, Inc.  
1000  
HOUSTON, MA 01746  
P: 508-428-1100  
F: 508-428-7180  
www.glmengineering.com

JOB NO. 10-518  
DATE: FEB. 26, 2020  
SCALE: 1"=40'  
SHEET: 7 of 11  
PLAN #: 27.321





No.	DATE	DESCRIPTION
1	6/20/20	ZONING BOARD COMMENTS

APPROVED BY THE ZONING BOARD OF APPEALS:

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

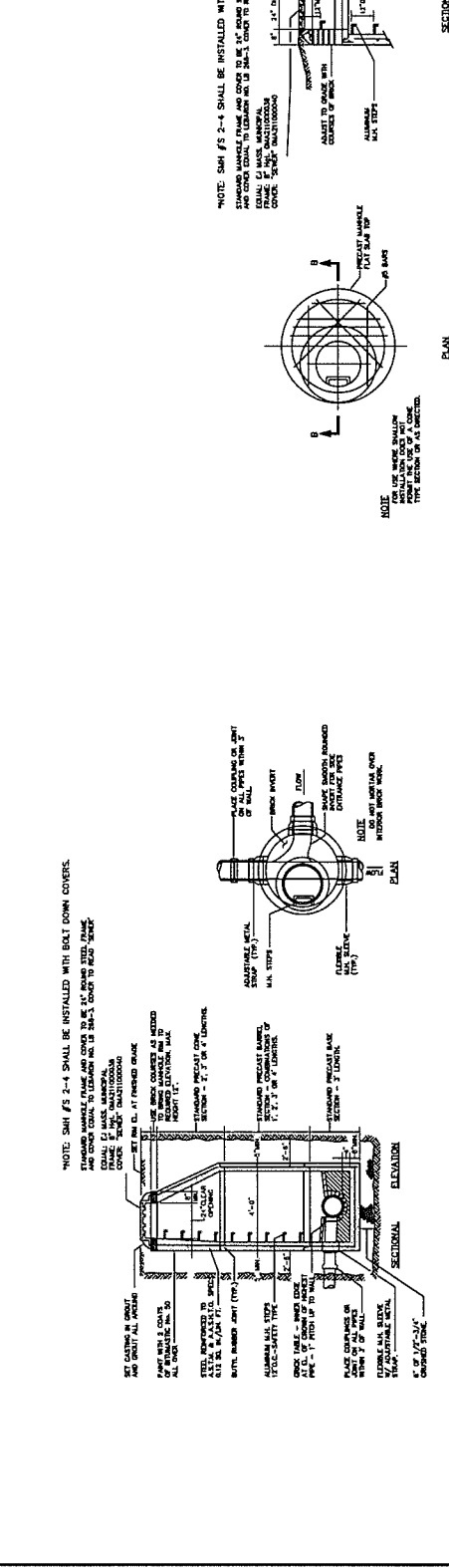
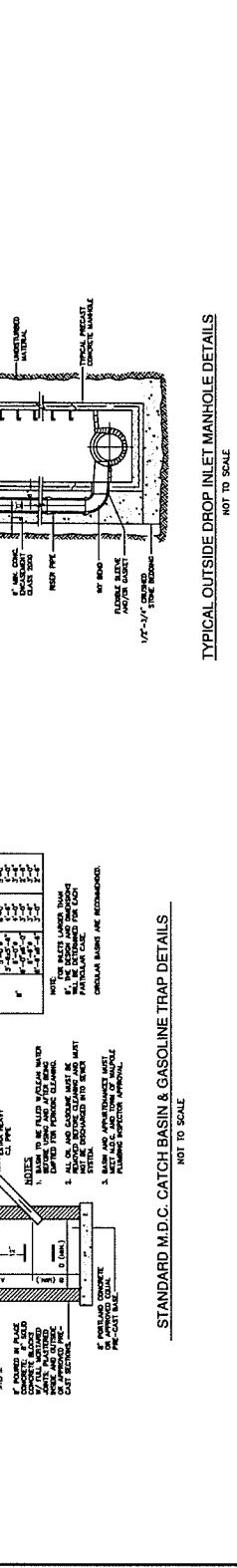
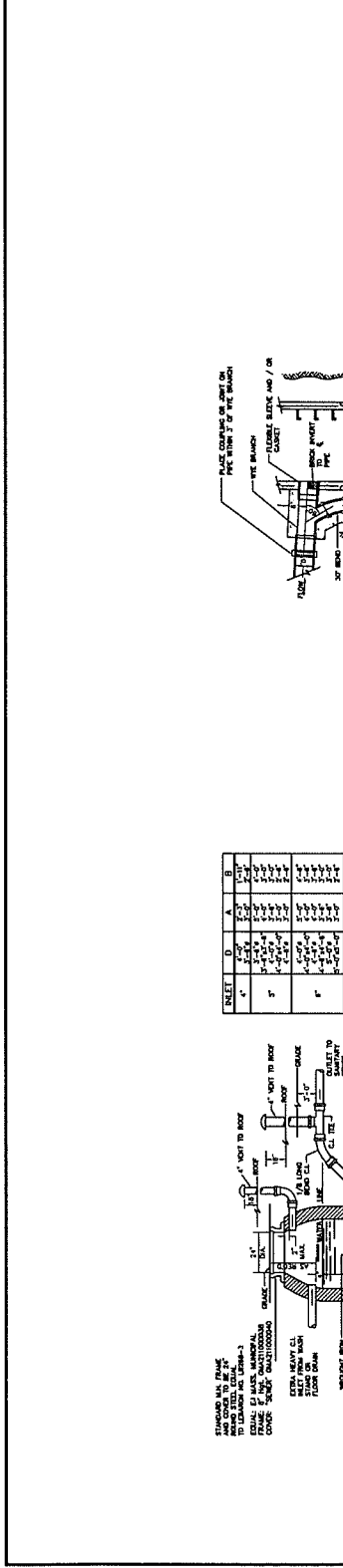
I TOWN CLERK OF THE TOWN OF WALPOLE HEREBY RECORDS & RECORDS FROM THE ZONING BOARD OF APPEALS APPROVAL OF THIS PLAN. APPROVAL OF THIS PLAN IS VALID FOR 30 DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

REVISIONS	DESCRIPTION

**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**  
 PREPARED FOR  
 WALL STREET ENGINEERING CORP.  
 P.O. BOX 322  
 WESTWOOD, MA 02090

**GIM Engineering, Inc.**  
 100 STATE STREET  
 HOUSTON, MA 01746  
 P: 508-428-1100  
 F: 508-428-7160  
 www.GimEngineering.com

JOB NO. 16218  
 DATE: FEB. 26, 2020  
 SCALE: 1"=40'  
 SHEET: 10 of 11  
 PLAN #: 27.321



**TOWN OF WALPOLE, MASSACHUSETTS**  
**DEPARTMENT OF PUBLIC WORKS**  
**PLAN SHOWING TYPICAL**  
**SEWERAGE CONSTRUCTION DETAILS**

DATE: FEB. 26, 2020  
 SCALE: 1"=40'  
 SHEET: 10 of 11  
 PLAN #: 27.321

1. All details are subject to change without notice. Check with the Town of Walpole prior to using these details for the benefit of the State.

No.	DATE	DESCRIPTION
1	6/20/20	ZONING BOARD COMMENTS

APPROVED BY THE ZONING BOARD OF APPEALS:

DATE APPROVED: \_\_\_\_\_ DATE EMPLOYED: \_\_\_\_\_

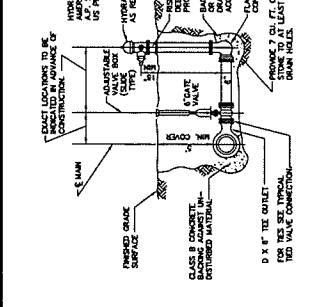
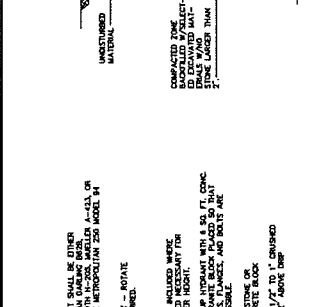
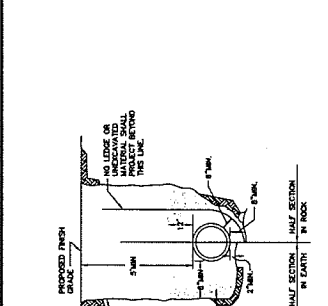
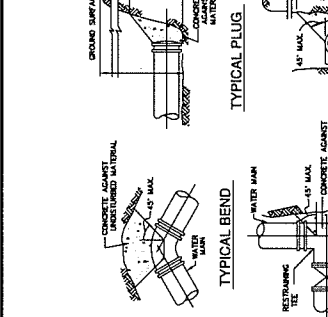
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAN IS THE PROPERTY OF WALPOLE HILL ESTATES. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. ANY REVISIONS TO THIS PLAN MUST BE APPROVED BY WALPOLE HILL ESTATES AND RECORDED AT THE RECORDING DEPARTMENT. THIS PLAN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WALPOLE HILL ESTATES.

**SITE DEVELOPMENT PLAN**  
**A COMPREHENSIVE PERMIT M.G.L.C. 40B**  
**"DIAMOND HILL ESTATES"**  
**WALPOLE, MASSACHUSETTS**  
 WALL STREET DEVELOPMENT CORP.  
 P.O. BOX 272  
 WESTWOOD, MA 02090

**GLM Engineering, Inc.**  
 10 EXETER STREET  
 HOLIUNTON, MA 01746  
 P: 508-429-1100  
 F: 508-429-7160  
 www.GLMengineering.com

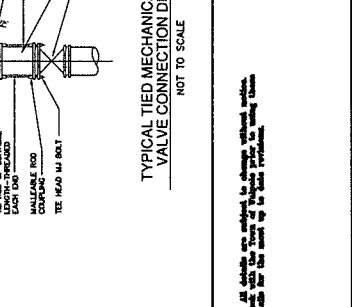
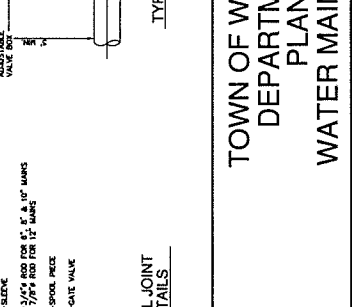
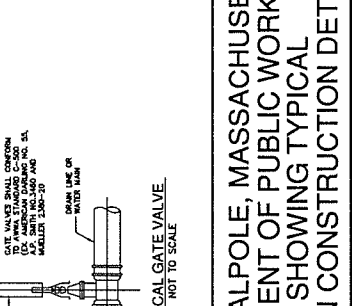
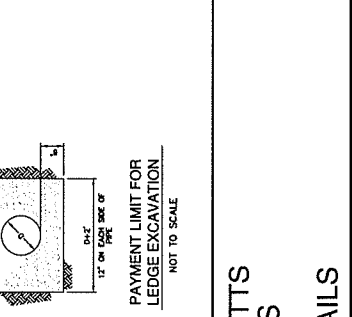
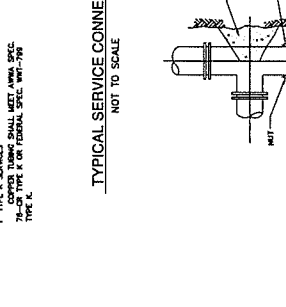
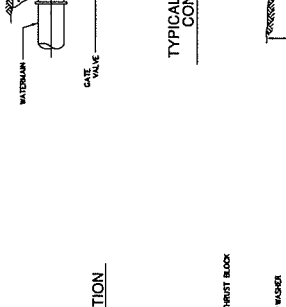
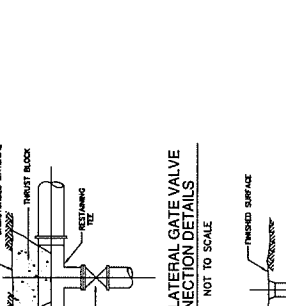
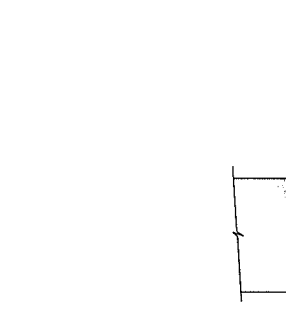
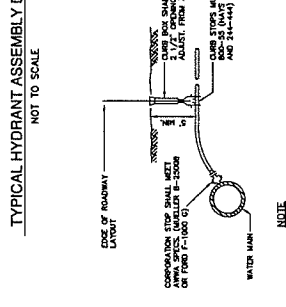
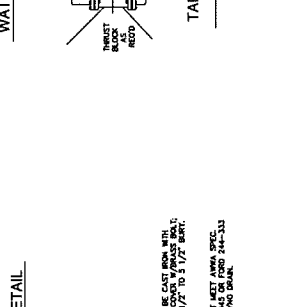
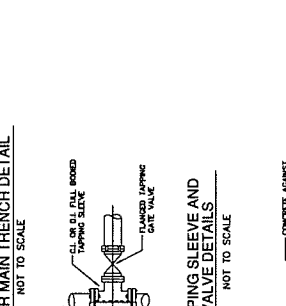
JOB No. 16518  
 DATE: FEB 26, 2020  
 SCALE: 1"=40'  
 SHEET: 11 of 11  
 PLAN #: 27.321



**BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)**

PIPE SIZE	1/4" ROD	1/8" ROD	7/8" ROD	PLUG TEE	PLUG
10 AND 12	22	13	8	8	18

**NOTE:** CONCRETE FOR THRUST BLOCKS SHALL BE NO LARGER THAN THE RATIO OF 3 1/2" x 1/2" STRENGTH OF 3000 PSI (90 MPA) FLAKES AND BLENDS ARE ACCEPTABLE.



**TOWN OF WALPOLE, MASSACHUSETTS**  
**DEPARTMENT OF PUBLIC WORKS**  
**PLAN SHOWING TYPICAL**  
**WATER MAIN CONSTRUCTION DETAILS**

NO.	DATE	DESCRIPTION
1	6/20/20	ZONING BOARD COMMENTS

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

1. All details are subject to change without notice. 2. All details are subject to change without notice. 3. All details are subject to change without notice.

**DIAMOND HILL ESTATES  
APPLICATION FOR COMPREHNSIVE PERMIT  
UNDER M.G.L. C. 40B  
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(a)**

**SUMMARY OF MUNICIPAL FACILITIES AND SERVICES  
DATED: JUNE 2, 2020**

The following information is a summary of the municipal facilities and services related to the proposed development:

1. Water Supply:

The development and future units will be serviced by municipal water service of the town of Walpole. The existing water services on Dupee Street/High Plain Street will be replaced by a new 8" water main with new service connections to the existing homes on Dupee Street. The new water main will be extended up Dupee Street into the site to service the proposed units. Individual water services will be installed for each unit in the development.

2. Sewer Service:

Municipal sewer is available on-site via a sewer connection from High Plain Street. The municipal sewer will be extended up Dupee Street to service each of the proposed units. Individual sewer service will be installed for each unit in the development.

3. Historical and Archaeological:

There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits.

4. Public and Community Facilities:

(a) Energy and Utilities

Private electric, telephone and other services are available on Dupee Street. Proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. Eversource Electric, Verizon, Comcast, etc. All utilities will be installed underground.

(b) Police and Fire:

Access for police, fire and other emergency vehicles is via High Plain Street to Dupee Street. A turn-around at the end of the Dupee Street will be provided to allow for apparatus maneuvering and turning. Municipal water, including fire hydrants at 500-foot intervals, will provide for fire protection.

(d) Maintenance and Other Services:

Upon completion, Dupee Street will be dedicated as public way to be maintained by the town of Walpole.

5. Site Impact Assessment - Criteria:

(a) Consistency with character of the surrounding area:

The development site is in an existing mixed neighborhood of single family and multi-family residences. The proposed condominium homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper storm-water management in accordance with state and local regulations. Included with this application is a Storm-water Management Report prepared by GLM Engineering Consultants, Inc. Based on the residential use of the property and the residential nature of the proposed buildings, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the site. In addition, any street lighting to be provided will not shine onto any abutting properties. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed development use of the property for 12 residential condominium homes and the access drives to serve each of the proposed homes has been laid out to provide convenient travel for both vehicular and pedestrian movement within the site. Included with this application is a "Traffic Impact and Access Study" prepared by Green International Affiliates, Inc.

This report concludes and has determined that the proposed project “will be a low generator of traffic” and “the development of Diamond Hill estates will have minimal impacts on the current traffic characteristics on the abutting street system.” Site traffic is expected to be able to enter and exit the site safely and efficiently and “safe sight distance criteria will be adequately satisfied. The additional traffic volumes associated with the proposed development site will not adversely affect the immediate neighborhood.

(e) Parking and Loading Spaces:

Two (2) parking spaces for each unit accommodated on the premises. A total of 24 parking spaces are being provided.

6. General Development Impacts:

(a) Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect adjoining property from existing surface runoff.

(b) Site Stabilization Protection During Construction:

The development site is relatively flat site, varying from elevation 300 to elevation 307. Given such relatively minor variation in contours, there are no significant slopes to be affected. Any disruption to the site during construction will be stabilized using best management practices.

(c) Roadway and Access Drive Design:

The proposed construction of Dupee Street to serve the development will not have any adverse impact on the existing roadway network – High Plain Street. In addition, there are no known site distance deficiencies that will be associated with the proposed intersection of Dupee Street with High Plain Street. The proposed construction of Dupee Street has been designed in accordance with the construction standards of the Town of Walpole.

(d) Illumination of the Access Drive:

Dupee Street, once constructed, will have traditional street lighting. Any street lighting to be incorporated within Dupee Street will be designed so as to shine in a downward direction and not beyond. Each of the homes will have traditional lighting at the front, side and garage doors. This lighting will be operational on an as needed basis.



(e) Utilities:

The proposed development will be serviced by municipal water and sewer, as well as natural gas, electricity, telephone, etc., All utilities will be installed underground to the extent possible and/or permitted by the respective utility company.

(f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Town of Walpole regulations. See attached - Storm-water Management Report.

**DIAMOND HILL ESTATES  
APPLICATION FOR COMPREHNSIVE PERMIT  
UNDER M.G.L. C. 40B  
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(b)**

**REPORT ON EXISTING CONDITIONS  
DATED JUNE 2, 2020**

The development site is located on the westerly side of Dupee Street in the town of Walpole. Dupee Street is a right of way approximately 28 feet in width and 880 +/- feet in length. The initial portion of Dupee Street is established as a gravel roadway, extending approximately 300+/- feet from its intersection with High Plain Street. According to recorded plans, this portion of Dupee Street is maintained by the town of Walpole. The remaining portion of Dupee Street, approximately 580+/- feet, has yet to be constructed. The development site consists of a vacant parcel of land containing approximately 52,238 +/- square feet, shown on Walpole Assessors Map 35, Parcel 380-1. The property is entirely within the Residence B (RB) zoning district in the Town of Walpole.

The site is bordered to the east and west by developed residential neighborhoods on Cybil Street and Victoria Circle, respectively, and to the south by land owned by the town of Walpole and the residential neighborhood along Summit Avenue. Attached as Exhibit A is a map showing the site and the existing buildings immediately abutting the site along with photos of the existing street elevations of Dupee Street and High Plain Street.

The topography on the norther portion of the site slopes gently to the north toward the existing developed portion of Dupee Street, while the southern portion of the site slopes gently to the southwest toward Summit Avenue. Overall, the site is relatively flat, varying from elevation 300 on the north, to elevation 307 to the south. Given such relatively minor variation in contours, there are no significant slopes to be affected.

The site consists of a relatively homogeneous stand of upland forest dominated by eastern white pine, with subdominants of norther red oak and norther white oak. The shrub and ground cover layers are relatively sparse over much of the site.

There are no wetlands on the site and the site is not located within any mapped environmentally sensitive areas. There are no DEP-mapped outstanding resource waters, public wells or public water supplies or any state-designated Areas of Critical Concerns. In addition, there are no vernal pools or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife.

Attached for reference purposes is a site locus map, site aerial photo, street photos showing elevations and existing conditions of Dupee Street and High Plain Street.

The site is located in close proximity to the following areas:

State Highways: US Route 1 and US Route 1A

Interstate Highways: I-95, I-93 and I-495

Commuter Rail Service: Walpole Center and Norwood Center

MBTA Bus Service: East Walpole Route via Washington Street

Town Hall and Walpole Central Business District

Educational and Recreational Facilities: Bird Middle School and Bird Park

Religious/Churches

Places of Employment:

There are many employment opportunities within a short driving distance to US Route 1, US Route 1A, Interstate I-95, Interstate I-93 and Interstate I-495 which lead major places of employment. In addition, the Commuter Rail service from stations in Walpole Center and Norwood Center provide rail service to Boston and towns south of Walpole. Lastly, MBTA Bus service is available on Washington Street servicing the surrounding communities of Norwood and Dedham, along with service to the Boston suburbs of West Roxbury, Jamaica Plain and Boston Proper.

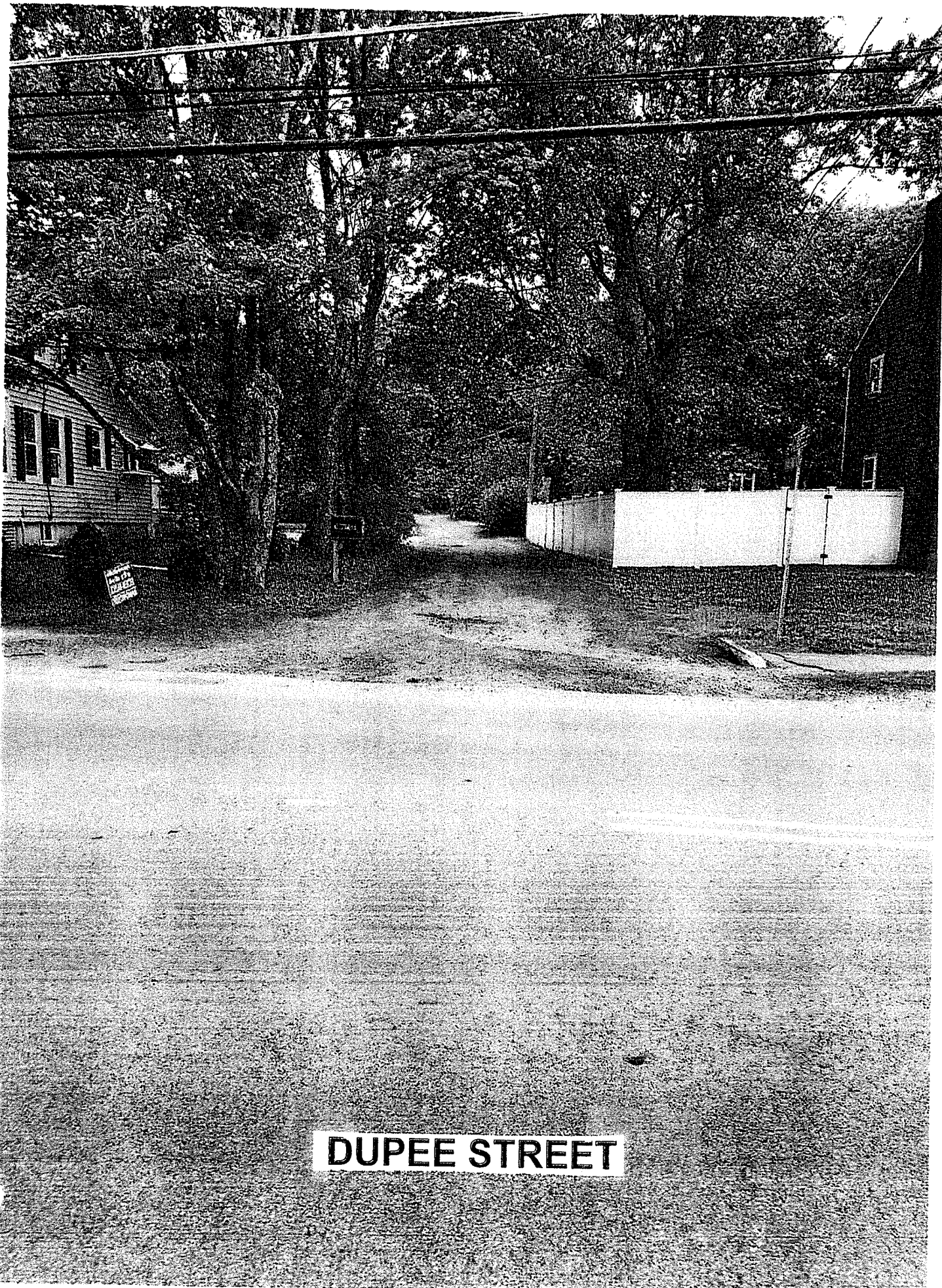


Google Maps

Dupree St

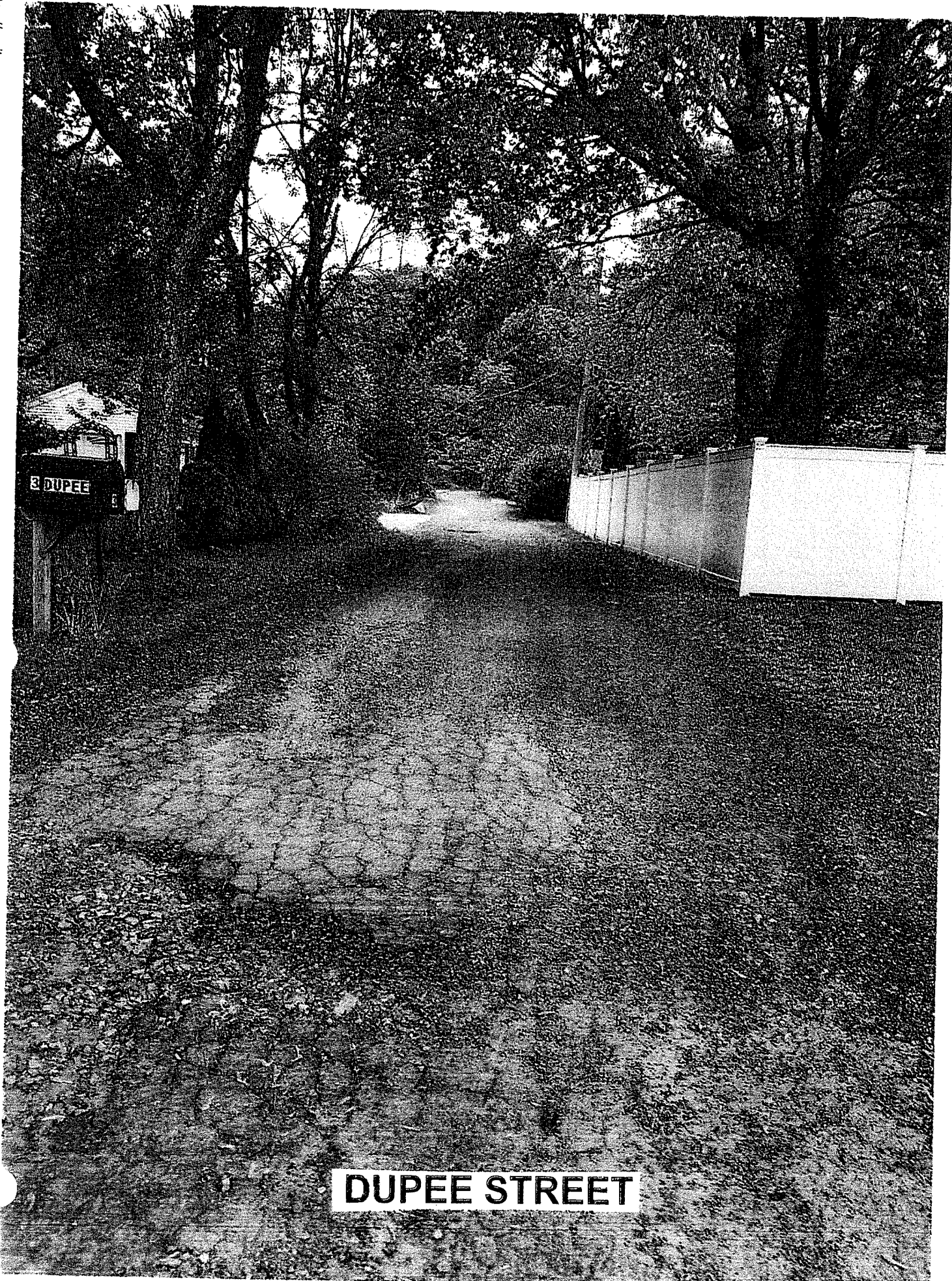
Dupree Street - Walpole, MA



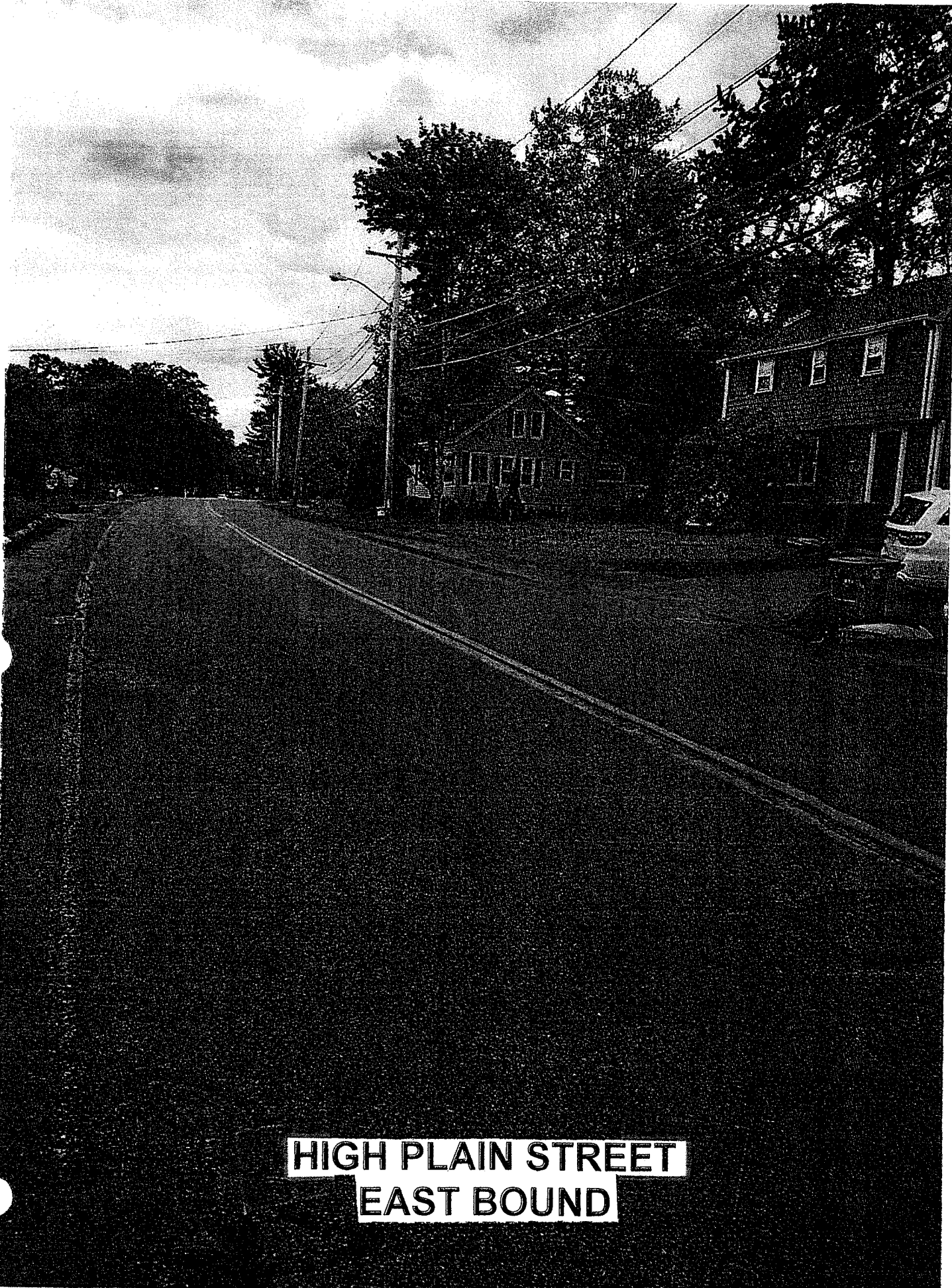


**DUPEE STREET**



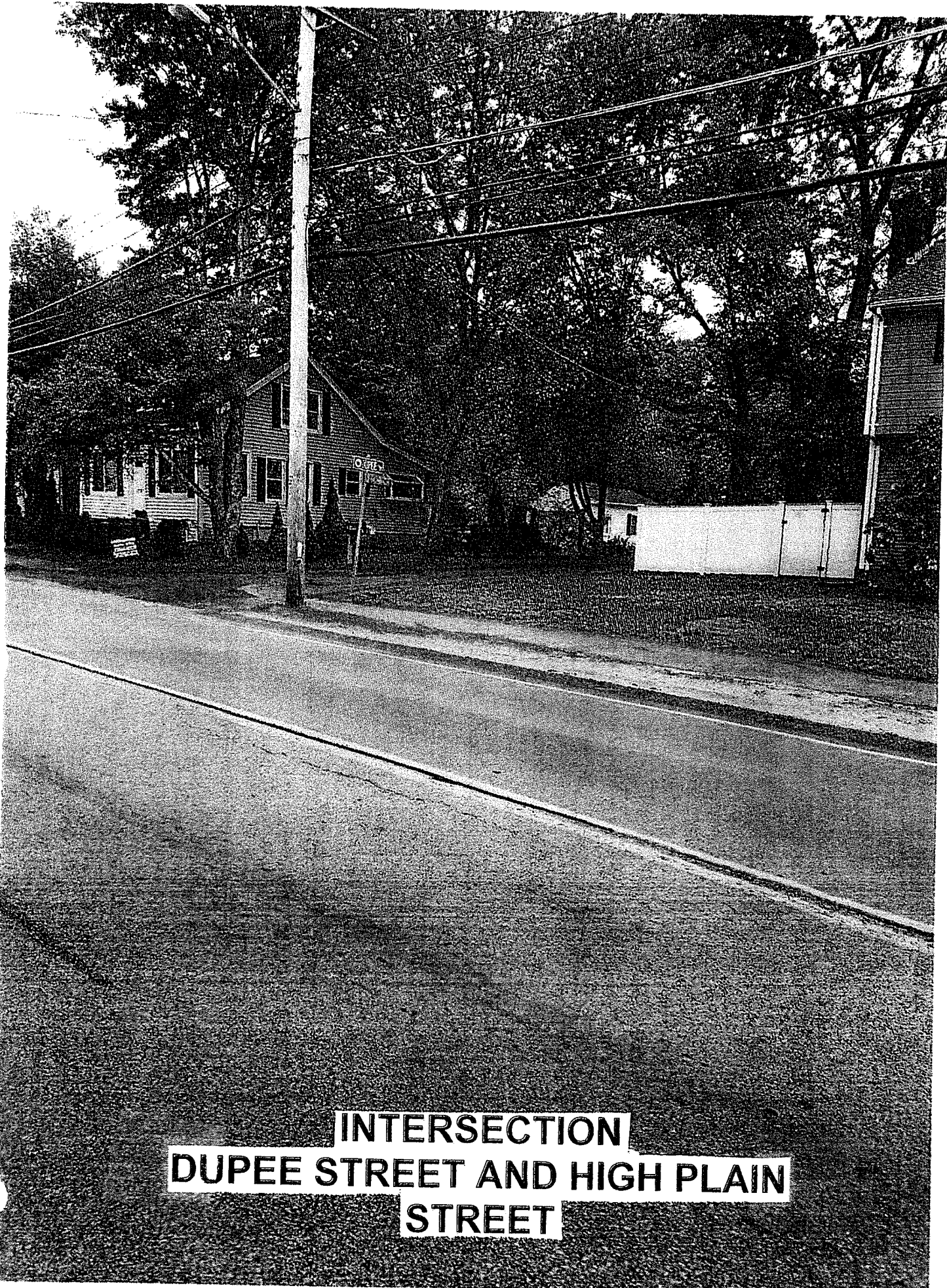


**DUPEE STREET**



HIGH PLAIN STREET  
EAST BOUND



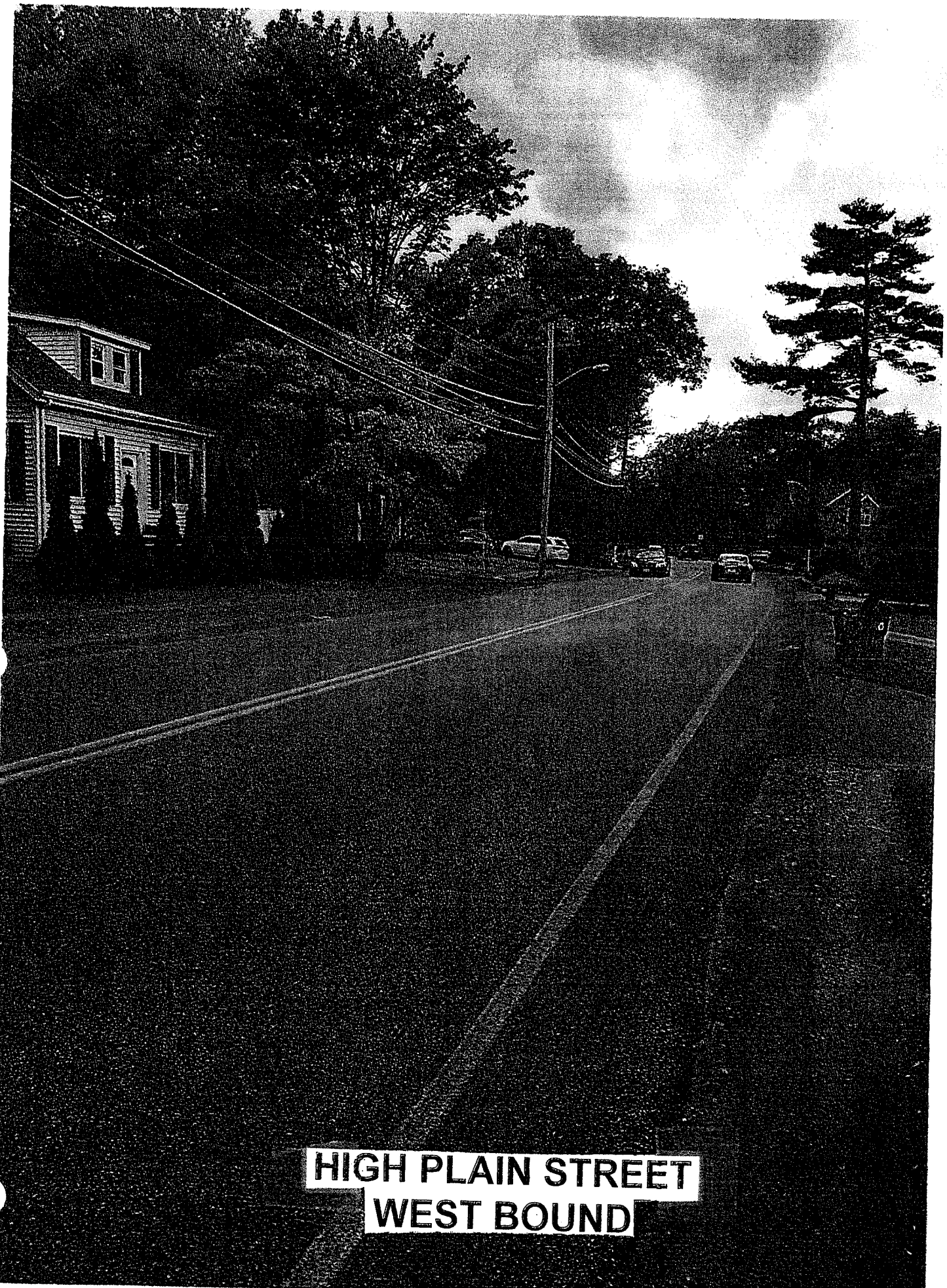


**INTERSECTION  
DUPEE STREET AND HIGH PLAIN  
STREET**

https://mail.google

mail/u/0/?zx=uowk3n3zt7k7&hl=en#inbox/KbXlWgKJHphVpStJpCrvSjdBkzx

.projector=1&messagePartId=0.3



**HIGH PLAIN STREET  
WEST BOUND**

https://mail.google

mail/u/0/?zx=uowk3n3z1k7&hl=en#inbox/CgicJHsbctPdvcKPSXgBkGshgHvC

\_V?prolector=1&messagePartId=0 1

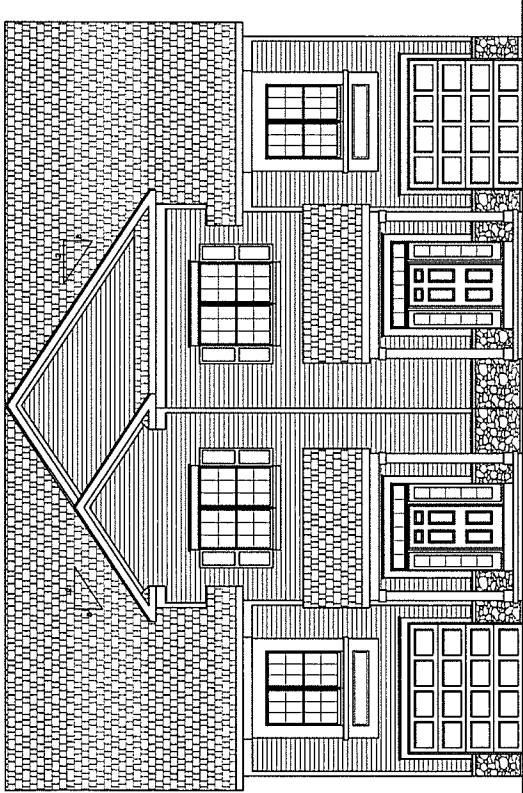
**DIAMOND HILL ESTATES  
APPLICATION FOR COMPREHNSIVE PERMIT  
UNDER M.G.L. C. 40B  
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(c)**

**PRELIMINARY ARCHITECTURAL PLANS AND DETAILS  
DATED: JUNE 2, 2020**

The design approach for this development is to maintain a consistent massing, scale and building style consistent with the surrounding residential neighborhood. The residential character of this area of Walpole, generally, is a mix of single family and duplex and multi-family residential homes. The buildings will be sited with front yards facing the Dupee Street and the turn-around.

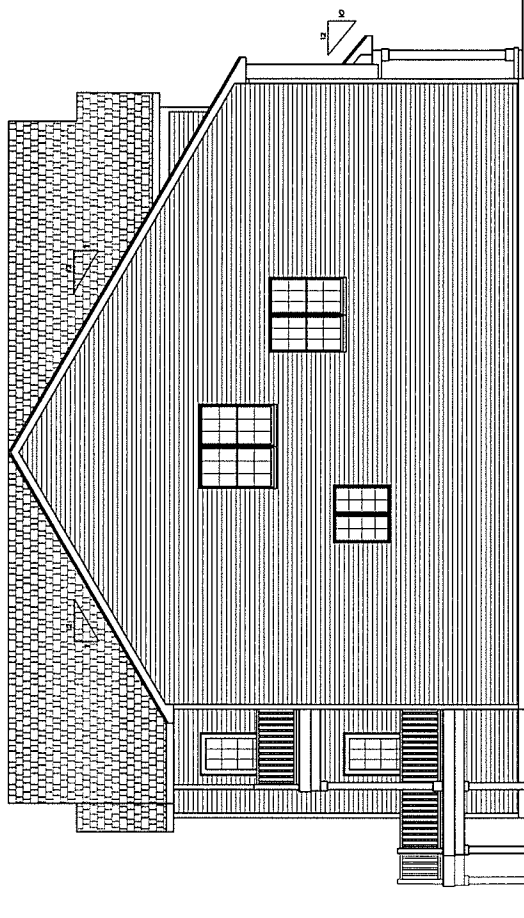
Each of the individual buildings will be designed to have the scale and character of single-family residential homes. The "street" facades will be a mixture of roof shapes and configurations, building materials and entry types that will help define them as more consistent with smaller single-family residences within the surrounding neighborhoods. The buildings will be approximately 2-1/2 stories, with the height and footprint of the buildings of a scale that is compatible with neighboring homes. Pitched roofs, clapboard and shingle style siding, architectural roof shingles, double-hung windows and a mix of masonry elements will enhance each building's facade and attractiveness. Exterior patios and porches will be a feature incorporated to each home for the homeowner's entertainment and enjoyment.

Attached are preliminary architectural plans, including front, side and rear elevations and floor plans. Final plans will be presented upon the issuance of the comprehensive permit and application of building permits.



FRONT ELEVATION

2178 SF



LEFT SIDE ELEVATION



**MORABITO ARCHITECTS**  
LICENSED IN NY, NJ, PA, VA, NC, SC, DE, MD

421 Sullivan's Trail  
 Pittsford, NY 14534  
 (585) 264-1330  
 (585) 264-1333 Fax  
 www.MorabitoArchitects.com

**NOTICE:**

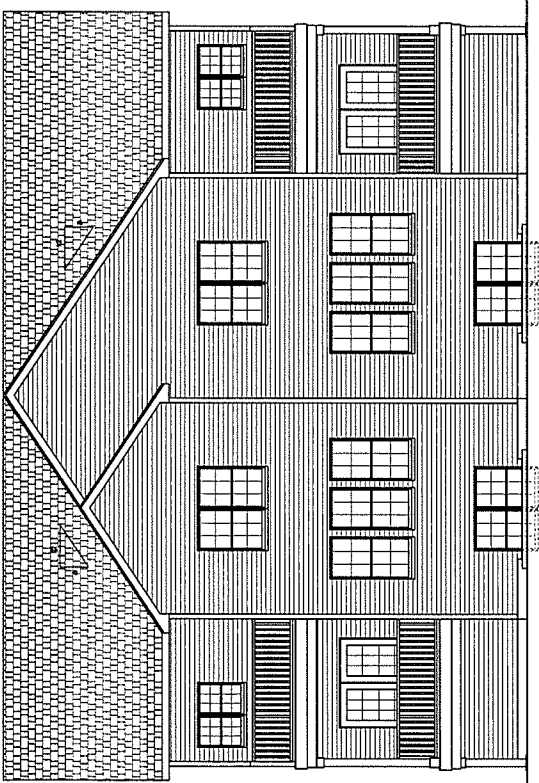
WE HEREBY CERTIFY THAT THE ARCHITECTURE, ENGINEERING AND DESIGN SERVICES PROVIDED BY MORABITO ARCHITECTS, INC. TO YOU OR YOUR COMPANY ARE THE PROPERTY OF MORABITO ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MORABITO ARCHITECTS, INC. ANY REUSE OR MISUSE OF THESE SERVICES OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF MORABITO ARCHITECTS, INC. IS STRICTLY PROHIBITED. MORABITO ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY OTHER PROFESSIONALS OR CONTRACTORS. MORABITO ARCHITECTS, INC. SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR OMISSIONS MADE BY OTHER PROFESSIONALS OR CONTRACTORS.



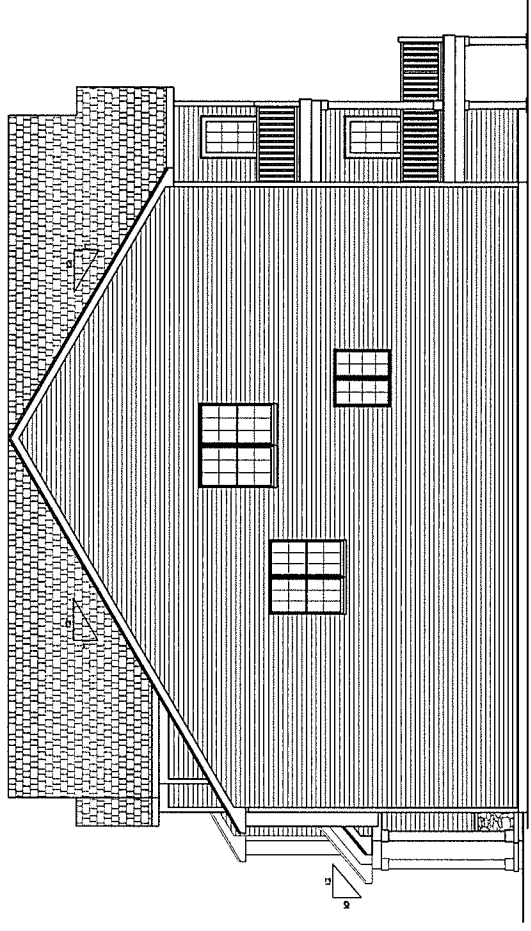
PROJECT:	HALL STREET DEVELOPMENT
CLIENT:	HALL STREET DEVELOPMENT
DRAWING:	FRONT / LEFT ELEVATIONS
DRAWN:	AM
CHECKED:	AM
DATE:	4-20-09
SCALE:	1/4" = 1'-0"
JOB NO.:	200902
SHEET:	1

OF 3 SHEETS





REAR ELEVATION



RIGHT SIDE ELEVATION



1211 Sullivan's Trail  
Pittsford, NY 14534  
(585) 264-1330  
(585) 264-1333 Fax  
www.morabitoarchitects.com

**NOTICE**  
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.



PROJECT: DANVILLE CHURCH  
 DRAWN: J.M.  
 CLIENT: HALL STREET DEVELOPMENT  
 DRAWING: REAR / RIGHT SIDE ELEVATION  
 DRAWN: J.M.  
 CHECKED: J.M.  
 DATE: 4-20-08  
 SCALE: 1/4" = 1'-0"  
 JOB NO.: 2008003  
 SHEET:  
 2  
 OF 3 SHEETS







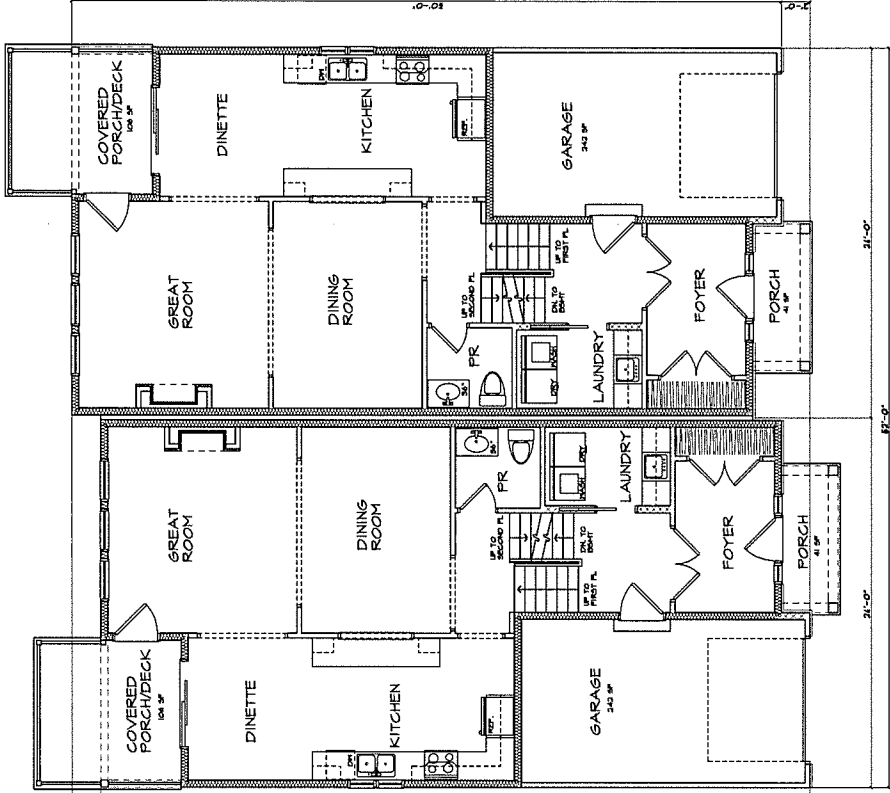
121 Sullivan's Trail  
Pittsford, NY 14534  
(585) 264-1330  
(585) 264-1333 Fax  
www.morabitoarchitects.com

**NOTICE:**  
I, the undersigned, being a duly licensed Professional Engineer in the State of New York, do hereby certify that the above is a true and correct copy of the original as submitted to me for my review and approval. My review and approval is limited to the technical aspects of the design and does not constitute a warranty or guarantee of any kind. I am not responsible for any errors or omissions in this document or for any consequences arising therefrom. My review and approval is based on the information provided to me and I am not responsible for any information not provided to me. My review and approval is based on the information provided to me and I am not responsible for any information not provided to me. My review and approval is based on the information provided to me and I am not responsible for any information not provided to me.

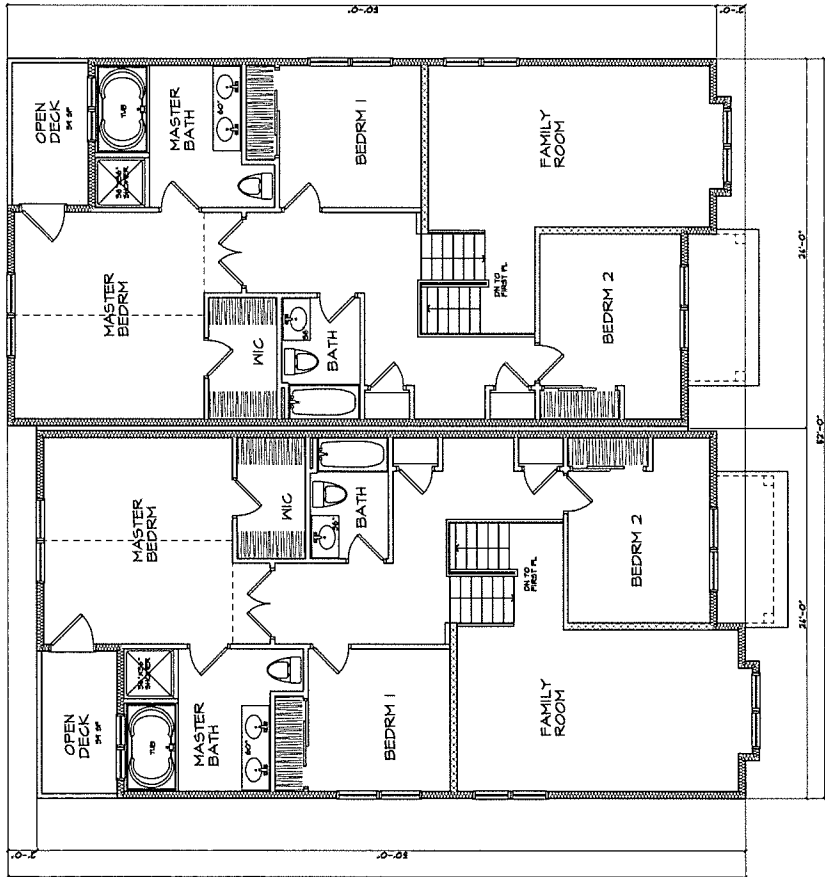


PROJECT: [BLANK]  
DRAWING: [BLANK]  
DATE: 4-25-09  
SCALE: 1/4" = 1'-0"  
JOB NO.: 200903  
SHEET: 3

CLIENT: FULL STREET DEVELOPMENT  
DRAWING: SECOND FLOOR PLAN  
DRAWN: [BLANK]  
CHECKED: [BLANK]  
DATE: 4-25-09  
SCALE: 1/4" = 1'-0"  
JOB NO.: 200903  
SHEET: 3  
OF 3 SHEETS



**FIRST FLOOR PLAN**  
UNIT A - 465 SF  
UNIT B - 465 SF



**SECOND FLOOR PLAN**  
UNIT A - 1218 SF  
UNIT B - 1218 SF

**DIAMOND HILL ESTATES  
APPLICATION FOR COMPREHNSIVE PERMIT  
UNDER M.G.L. C. 40B  
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(d)**

**BUILDING SUMMARY AND DETAILS  
DATED: JUNE 2, 2020**

The proposed development is planned as a new residential townhouse community on 1.2 acres of land off Dupee Street in Walpole, MA. The development shall consist of the following:

Total Dwelling Units:	Twelve (12) townhouse condominium
Breakdown of Buildings:	Six Buildings - 2 units per building
Unit Breakdown:	10 Units - 2 Bedroom 2 Units - 3 Bedroom

Each of the townhouse homes will range in size from 1,650 +/- sq. ft. to 1,950+/- sq. ft. of living area and will feature a minimum one-car garage. Unit amenities include patio/balconies, washer/dryer hook-up, kitchen with appliances including refrigerator, range with stove, garbage disposal and microwave with range vent. All showers and tub/shower combination units will be equipped with glass shower doors. Bathrooms and laundry areas will have ceramic tile flooring, while kitchen, dining room and living room will have hardwood floors. All bedrooms and hallways will be carpeted. In addition, each unit will be equipped with cable and high-speed internet hook-up. Each unit will be serviced by municipal water and sewer service, along with natural gas, cable and electricity, with all utilities servicing the development installed underground.

Tabulation of Buildings/Units:

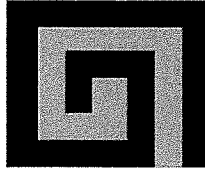
Units 1-4 and 6-11 = 2-bedroom units  
Units 5 and 12 = 3-bedroom units

Parking:

Parking Spaces:	Each townhouse will have 2 parking spaces
Total Parking Spaces:	24 parking spaces

Proposed Lot Coverages:

Lot Coverage - Structures (%):	27.4%
Lot Coverage - Structures (S.F.):	14,320 S.F.
Lot Coverage - Impervious (%):	45.1%
Lot Coverage - Impervious (S.F.):	23,580 S.F.
Designated Open Areas:	0.0%



GREEN INTERNATIONAL AFFILIATES, INC.  
239 LITTLETON ROAD, SUITE 3 WESTFORD, MA 01886  
TEL: (978) 923-0400 FAX: (978) 399-0033

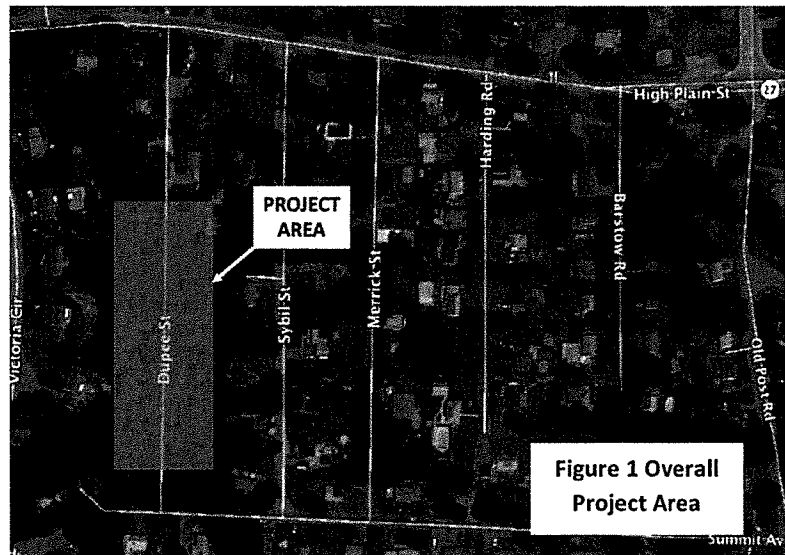
## MEMORANDUM

**To:** Wall Street Development Corp.  
**From:** William J. Scully, P.E.  
Corinne Tobias, P.E., PTOE  
**Date:** June 2, 2020  
**Project Name:** Proposed Diamond Hill Estates Residential Development  
**Project Number:** Green No.  
**Subject:** Traffic Assessment Update for Proposed Residential Development

In response to initial comments and requests from the Board and town staff, Green has prepared this traffic assessment update for the proposed Diamond Hill Estates 40B Residential Development project located at Dupee Street off High Plain Street. The development consists of 6 townhouse style duplex units comprising of 12 residential units and developed by Wall Street Development Corp. Access to this proposed site will be provided directly along Dupee Street which will be reconstructed under this development and intersects with High Plain Street to the north. There are several houses that currently exist on Dupee Street and these will remain. Land use within the project area of the development is residential with commercial uses towards the east at Route 1. Since the original memo<sup>1</sup>, the site design has been modified including incorporating a hammerhead turnaround, eliminating the circle and making some adjustments to the proposed building locations.

The project location is shown in Figure 1 with respect to the surrounding area. This assessment included:

- A summary of the existing characteristics of the abutting roadway network and site access
- Trip generation projections for the proposed residential development
- Sight distance analysis at the site access driveway location
- Truck turning movement analysis for the Walpole Fire apparatus at the site access



<sup>1</sup> Green International Affiliates, Inc., Memorandum to Wall Street Development Corp., Traffic Assessment for Proposed Residential Development in Walpole, dated February 3, 2020.



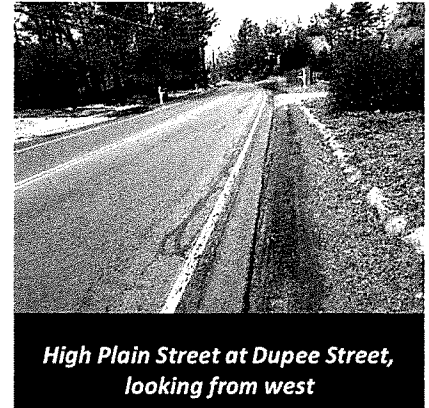
## EXISTING ROADWAY NETWORK

The assessment focused on the roadway network in the vicinity of the proposed project with an emphasis on the proposed site access driveway locations.

As part of this assessment, a field reconnaissance was conducted to verify the physical and geometric layout of the study area roadways and to observe traffic operations in the study area. A description of the study roadways serving the project site is as follows:

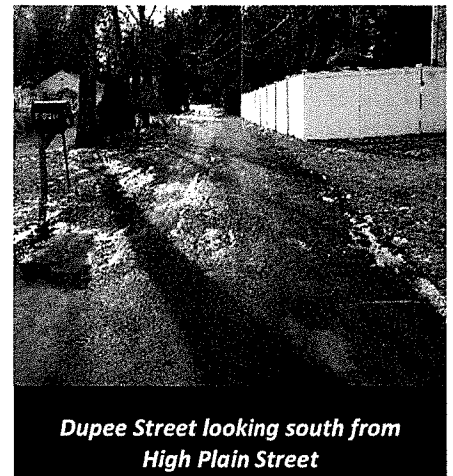
### ***High Plain Street***

High Plain Street (Route 27) is functionally classified as a Principal Arterial that is owned and maintained by the Town of Walpole. It is generally oriented in the east-west direction. Throughout the study area, High Plain Street operates as a two-lane, two-way roadway accommodating eastbound and westbound vehicles. It intersects with Route 1 approximately 2,400 feet to the east and also leads to the center of town to the west. The total width of the roadway is approximately 24 feet next to the proposed site driveway. There are shoulders on both sides of the roadway at approximately 1 foot wide. Pedestrian accommodation is provided with a sidewalk along the south side of the roadway. The surrounding land use(s) is primarily residential with some scattered forest land. The speed limit for High Plain Street is 35 MPH.



### ***Dupee Street***

Dupee Street is classified as a local road that is owned and maintained by the Town of Walpole. It is generally oriented in the north-south direction. Throughout the study area, Dupee Street is a dead-end gravel dirt road that operates as a one-lane roadway accommodating northbound and southbound vehicles. The total width of the existing roadway is approximately 12 feet along where the proposed site driveway is. There are no shoulders or no pedestrian accommodations on this road. The surrounding land use(s) is primarily residential. There is no posted speed limit for Dupee Street.



### ***High Plain Street at Dupee Street***

High Plain Street and Dupee Street form an unsignalized T-intersection. High Plain Street operates freely as the major East-West leg, while Dupee Street operates as the minor northbound approach operating as a STOP controlled approach. The approaches of this intersection perpendicular to each other and contain flat grades. Pedestrian accommodation is the sidewalk along the south side of High Plain Street that includes a curb ramp at the intersection approach.

## PROPOSED PROJECT SITE CHARACTERISTICS

The proposed development consists of 6 townhouse style duplexes that contain a total of 12 housing units. The development is set to be constructed along a repaved/widened Dupee Street, which provides access High Plain Street forming a T-intersection.

### Travel Forecasting

In order to estimate the number of trips that could be generated by the proposed development, statistics published by the Institute of Transportation Engineers (ITE) in Trip Generation Manual for similar land uses were examined. Based on a review of the ITE database, Land Use Code (LUC) 210 – Single Family Detached Housing has been selected as the most similar to the project, although with the duplex townhouse type units that will tend to be smaller than the typical single family home, the trip estimates are likely to be somewhat conservative. The total estimated trips generated by the project are presented in Table 1. Detailed trip generation calculations for the proposed development are included in the Appendix.

Table 1 – Summary of Project Trip Generation

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Residential Housing (8 units)	3	10	13	8	5	13	74	74	148

As indicated in Table 2, the proposed project is anticipated to result in a weekday total of approximately 148 net new vehicle trips over the course of a typical weekday with 74 entering trips and 74 exiting trips made in that time. During the weekday morning peak hour, the proposed project is expected to generate approximately 13 net new vehicle-trips with 3 entering trips and 10 exiting trips. During the weekday afternoon peak hour, the proposed project is expected to generate approximately 13 net new vehicle-trips with 8 entering trips and 5 exiting trips. With 10 to 13 peak hour vehicle trips, equating to about only 1 vehicle every 5 to 6 minutes, the additional housing units would be expected to create minimal if any impact to the current traffic operations on the High Street mainline.

### SIGHT DISTANCE EVALUATION

Adequate sight distance is an important safety consideration at intersections and driveways. Stopping and intersection sight distances were reviewed at the existing Dupee Street intersection with High Plain Street.

The minimum criteria are defined by the American Association of State and Highway and Transportation Officials (AASHTO)<sup>2</sup>. SSD relates specifically to safety. As indicated by AASHTO, if the available ISD meets or exceeds the minimum SSD criteria, then there is adequate safe sight distance available for motorists to enter/exit safely and avoid collisions. A criterion for calculating minimum required sight distances can be established based on the posted speed limit. It is noted that the posted speed limit for High Plain Street is 35 MPH.

The SSD and ISD were measured in the field at the proposed site driveway and access road and compared to minimum and desirable distances; Table 2 summarize the results of the evaluation.

<sup>2</sup> American Association of State Highway and Transportation Officials (AASHTO), A Policy on Geometric Design of Highways and Streets, (Green Book) Washington, D.C., 2011.

Table 2 – Summary of Sight Distance Analysis: High Plain Street

COUNTY STREET SITE DRIVEWAY	SIGHT DISTANCE		
	35 MPH		
	MEASURED (FT)	MINIMUM REQUIRED (FT)	DESIRABLE (FT)
High Plain Street Eastbound	825	250	-
High Plain Street Westbound	400	250	-
INTERSECTION SIGHT DISTANCE			
Dupee Street, looking east (High Plain Street WB traffic)	825	250	390
Dupee Street, looking west (High Plain Street EB traffic)	350	250	390

As shown in Table 2, minimum SSD was met and exceeded for 35 mph in both travel directions at the site access intersection. In fact, the available SSD exceeds the distances required for speeds of more than 45 miles per hour. Minimum ISD was also met at the site access intersection as looking east to WB the traffic has 825 feet and 350 feet looking to the west at approaching EB traffic. In both cases, the available ISD meets the SSD for both the posted speed and speeds up to nearly 45 mph. The ISD looking west onto High Plain Street is limited to the 350 feet by the existing High Plain Street roadway curvature.

## CONCLUSIONS AND RECOMMENDATIONS

Green conducted an analysis on existing traffic conditions to determine the operations of the proposed residential development of 6 townhouse style duplex units. As part of this traffic assessment,

- Green conducted the trip generation for the proposed residential development of 6 townhouse style duplex units and determined the expected low increases in traffic volumes to be 148 net new vehicles per day.
- Proposed improvements to Dupee Street afford safe access to vehicles.
- Large vehicle (i.e. Walpole fire truck) maneuvering will be able to access Dupee Street and be better accommodated than under current conditions. The hammerhead turnaround has been designed to meet town standards.
- Green also completed sight distance analysis at the proposed site driveway to evaluate the safety for vehicles entering and exiting the proposed project and the results show that safe sight distance criteria will be satisfied.
- It is recommended that when Dupee Street is reconstructed, new ADA compliant ramps at the High Plain Street curb roundings and STOP sign control with a sign and markings be included.

## Appendix

Trip Generation Calculations

Fire Truck Turning Movement Analysis



**TRIP GENERATION WORKSHEET**

LAND USE: *Single Family Detached Housing*  
 LAND USE CODE: 210 Independent Variable---Trips per DU  
 SETTING/LOCATION: General Urban / Suburban

JOB: Proposed Diamond Hill Estates, Walpole, MA  
 JOB NUMBER: 20001 Number of Units: 12

**WEEKDAY**

RATES:	Total Trip Ends			Directional Dist.		Number of Studies
	Average	Low	High	Enter	Exit	
DAILY	9.44	4.81	19.39	50%	50%	159
AM PEAK	0.74	0.33	2.27	25%	75%	173
PM PEAK	0.99	0.44	2.98	63%	37%	190
PK GEN AM	0.76	0.36	2.27	26%	74%	157
PK GEN PM	1	0.49	2.98	64%	36%	165

	BY AVERAGE			BY REGRESSION			R <sup>2</sup>
	Total	Enter	Exit	Total	Enter	Exit	
DAILY	113	57	57	148	74	74	0.95
AM PEAK	9	2	7	13	3	10	0.89
PM PEAK	12	8	4	13	8	5	0.92
PK GEN AM	9	2	7	12	3	9	0.89
PK GEN PM	12	8	4	15	10	5	0.92

**SATURDAY**

RATES:	Total Trip Ends			Directional Dist.		Number of Studies
	Average	Low	High	Enter	Exit	
DAILY	9.54	5.32	15.25	50%	50%	52
PEAK HR	0.93	0.64	1.75	54%	46%	31

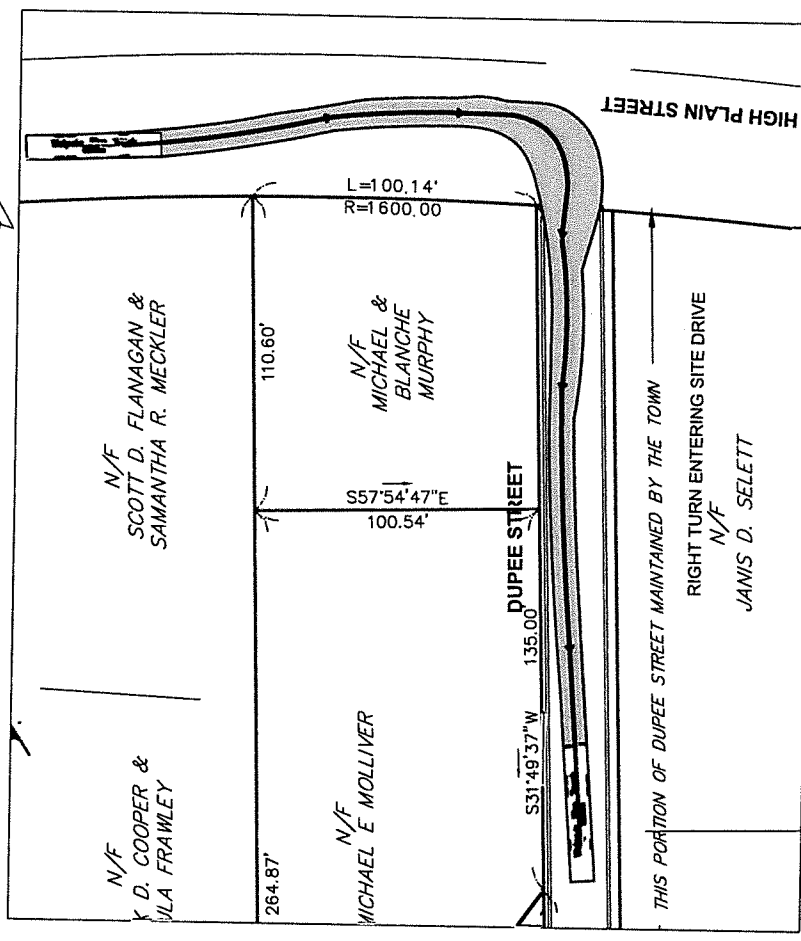
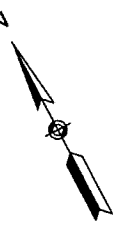
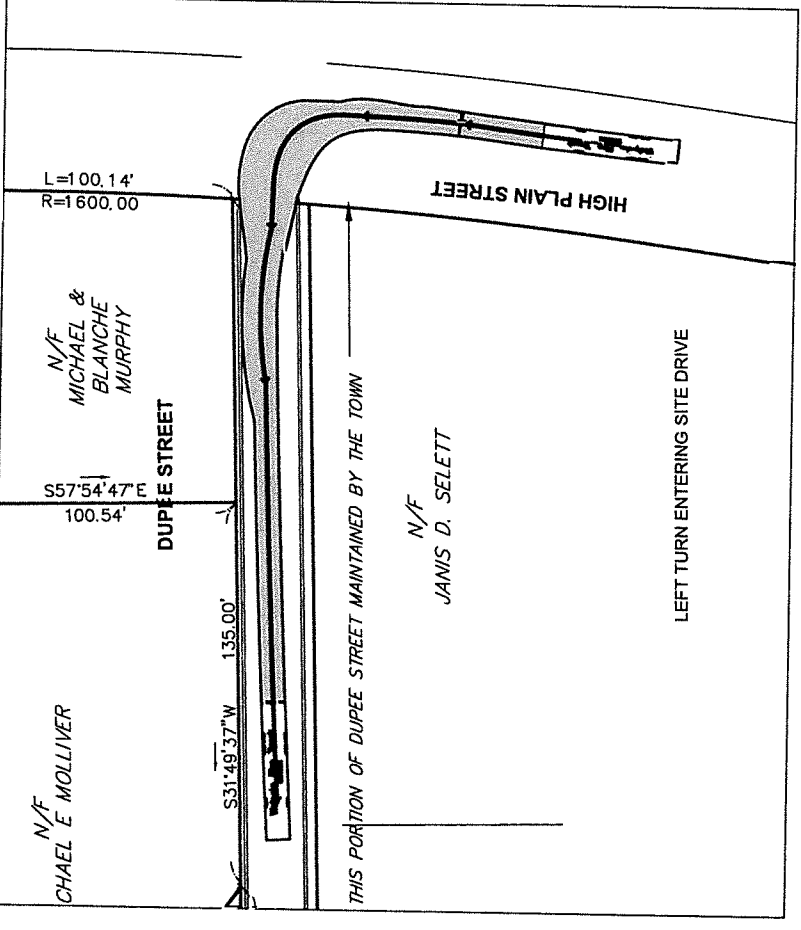
	BY AVERAGE			BY REGRESSION			R <sup>2</sup>
	Total	Enter	Exit	Total	Enter	Exit	
DAILY	114	57	57	134	67	67	0.91
PEAK HR	11	6	5	28	15	13	0.87

**SUNDAY**

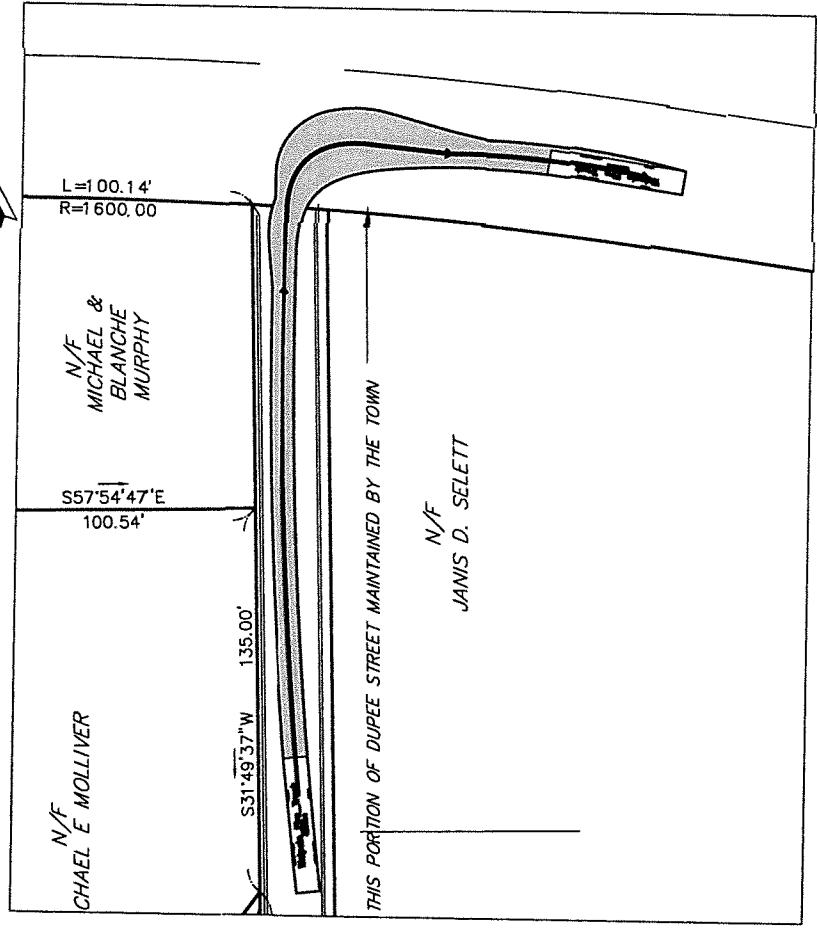
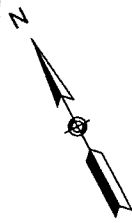
RATES:	Total Trip Ends			Directional Dist.		Number of Studies
	Average	Low	High	Enter	Exit	
DAILY	8.55	4.74	11.82	50%	50%	51
PEAK HR	0.85	0.6	1.45	53%	47%	31

	BY AVERAGE			BY REGRESSION			R <sup>2</sup>
	Total	Enter	Exit	Total	Enter	Exit	
DAILY	103	52	52	41	21	21	0.94
PEAK HR	10	5	5	21	11	10	0.88

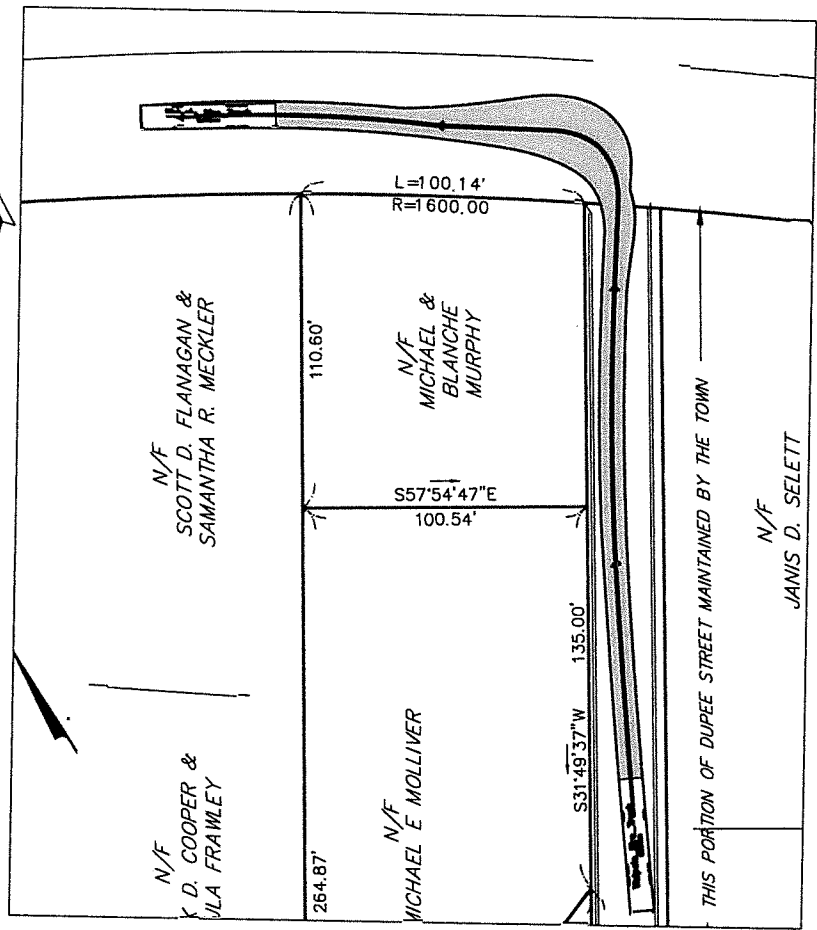
SOURCE: Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017.



PROJECT:	PROP DIAMOND HILL ESTATES
DESIGN SUBMISSION:	FIRE TRUCK TURNING MOVEMENTS
DRAWING TITLE:	ENTERING SITE DRIVE
PREPARED FOR:	WALL STREET DEVELOPMENT
PREPARED BY:	GREEN INTERNATIONAL AFFILIATES, INC. Civil and Structural Engineers 1778 925 0403 Westboro, Massachusetts GreenInt.com
SCALE:	1"=20'
DATE:	01/15/2020
PROJECT NO.:	1911501
DESIGNED BY:	DP
DRAWN BY:	DP
CHECKED BY:	CT
SHEET NO.:	01
OF:	02



RIGHT TURN EXITING SITE DRIVE



LEFT TURN EXITING SITE DRIVE

PROJECT:	PROPOSED DIAMOND HILL ESTATES
DESIGN SUBMISSION:	FIRE TRUCK TURNING MOVEMENTS
DRAWING TITLE:	EXITING SITE DRIVE
PREPARED FOR:	WALL STREET DEVELOPMENT CORP
PREPARED BY:	GREEN INTERNATIONAL AFFILIATES, INC. Civil and Structural Engineers Westford, Massachusetts
SCALE:	1" = 30'
DATE:	01/15/2009
PROJECT NO.:	19113.00
DESIGNED BY:	DP
DRAWN BY:	DP
CHECKED BY:	CT
SHEET NO.:	02
OF:	02