



*Town of Walpole*

*Commonwealth of Massachusetts*

**Town Engineer**

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

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TO: John Lee, Chairman  
Zoning Board of Appeals

FROM: Carl J. Balduf  
Town Engineer

RE: Special Permit – Section 11– Flood Plain Protection Overlay District  
Lot 2 – 300 Stone St.  
Proposed Single Family Residence

DATE: December 15, 2020

This office has received the following;

- A three sheet 24”X36” plan set titled “Site Development Plan Lot 2 – 300 Stone Street Walpole, Massachusetts” Prepared For: Walsh Brothers Building Co. Inc. 10 Saddle Way Walpole, Ma 02081” dated December 17, 2019 prepared by GLM Engineering Consultants, Inc.
- A digital request for review within the View Point permitting system dated October 22, 2020 with comments due by December 16, 2020.
- Various other application materials of varying dates uploaded to the View Point system.

We are providing the following comments on the plans only;

- 1) The proposed design appears to meet the requirements outlined in Zoning Bylaw Flood Plain Protection Overlay District Section 11.3.B. (1-5)
- 2) A foundation drain shall be required. The drain should discharge to daylight somewhere near the end of the proposed grass swale.
- 3) Attached to this memorandum are ties to installed sewer and water services for this lot. The service stubs should be accurately shown on the plans. The sewer stub appears to be very close to the front left (northerly) lot corner. This may need to be re-installed from the back of walkway to keep it on the lot.

- 4) A driveway detail should be included showing roundings going into the site. The apron shall be graded to the street to keep gutter water in the roadway. DPW would consider terminating the sidewalk as at the driveway as the remaining sidewalk appears to be on the lot.
- 5) The site currently receives street stormwater through a bituminous swale coming from the adjacent driveway and continuing to a proposed swale on the northerly portion of the lot. This is historic and has occurred for some time. The Conservation Commission has approved the existing discharge and proposed swale and required the maintenance to be a private responsibility. The Board of Appeals could strengthen this requirement by providing this concept in its Decision.
- 6) We ask that the Board require a municipal easement around the Perennial Stream headwall and stream bed for future maintenance. No improvements are planned currently but at some point there will need to be work on the culverts under Stone St. and removal of debris along the stream. A sketch showing approximate location is attached. The exact details of the location of the easement can be worked out with this office. If this is to occur we suggest the applicant provide the easement plan and the Town handle the conveyance documents. If the Applicant has a title search for the lot it should be provided.

We remain available via email or office phone should there be any questions.

attachments

Cc: Files  
R. Truax, GLM Engineering  
Sewer & Water Commission

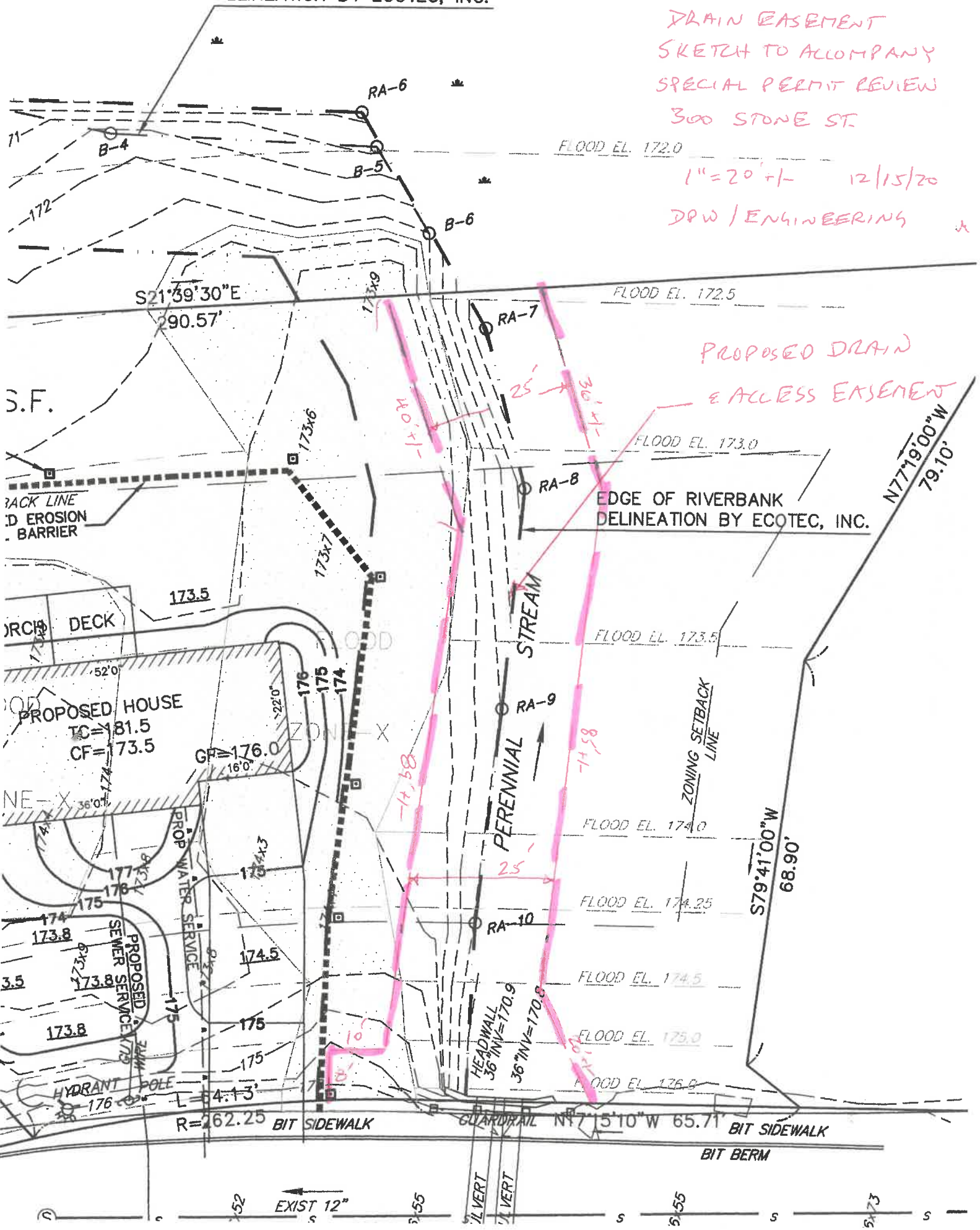
H:/documents/zba/specialpermits/300stonest.doc

EDGE BORDERING VEGETATED WETLAND  
 DELINEATION BY ECOTEC, INC.

DRAIN EASEMENT  
 SKETCH TO ACCOMPANY  
 SPECIAL PERMIT REVIEW  
 300 STONE ST.

1" = 20' +/- 12/15/20

DPW / ENGINEERING



PROPOSED DRAIN  
 & ACCESS EASEMENT

EDGE OF RIVERBANK  
 DELINEATION BY ECOTEC, INC.

RACK LINE  
 D EROSION  
 BARRIER

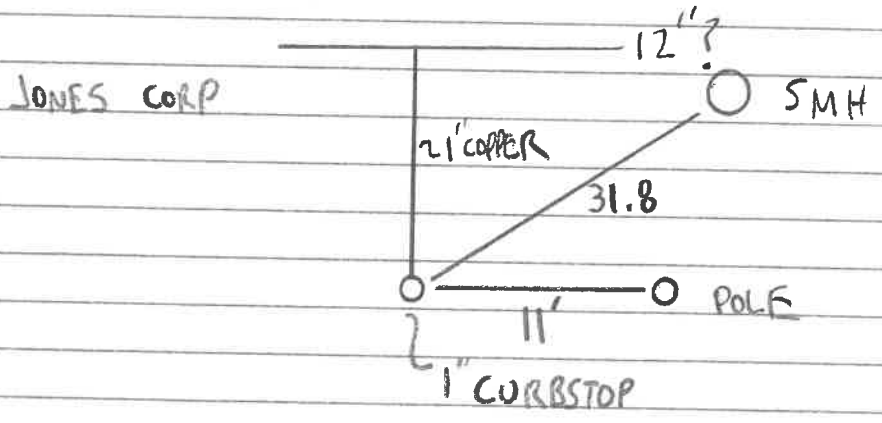
PROPOSED HOUSE  
 TC = 181.5  
 CF = 173.5

PROPOSED SEWER SERVICE

HYDRANT POLE



300 STONE ST 1" WATER



CLARK'S POND

98

STONE ST

SMH

INSIDE DROP  
CORED THRU STAIRS

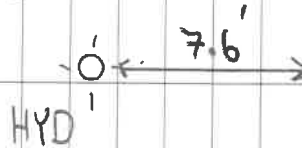
300 STONE ST

\* FRENCH IS FLOW FILLED  
DUE TO PAVING 9/13/19

\* 2 COMMUNICATION DULTS  
1 1/2 - 2" IN SIDEWALK  
D = 3' ±

220' OF 6" SDR35  
(GRAVITY)

DALE TOOL  
+ DIE



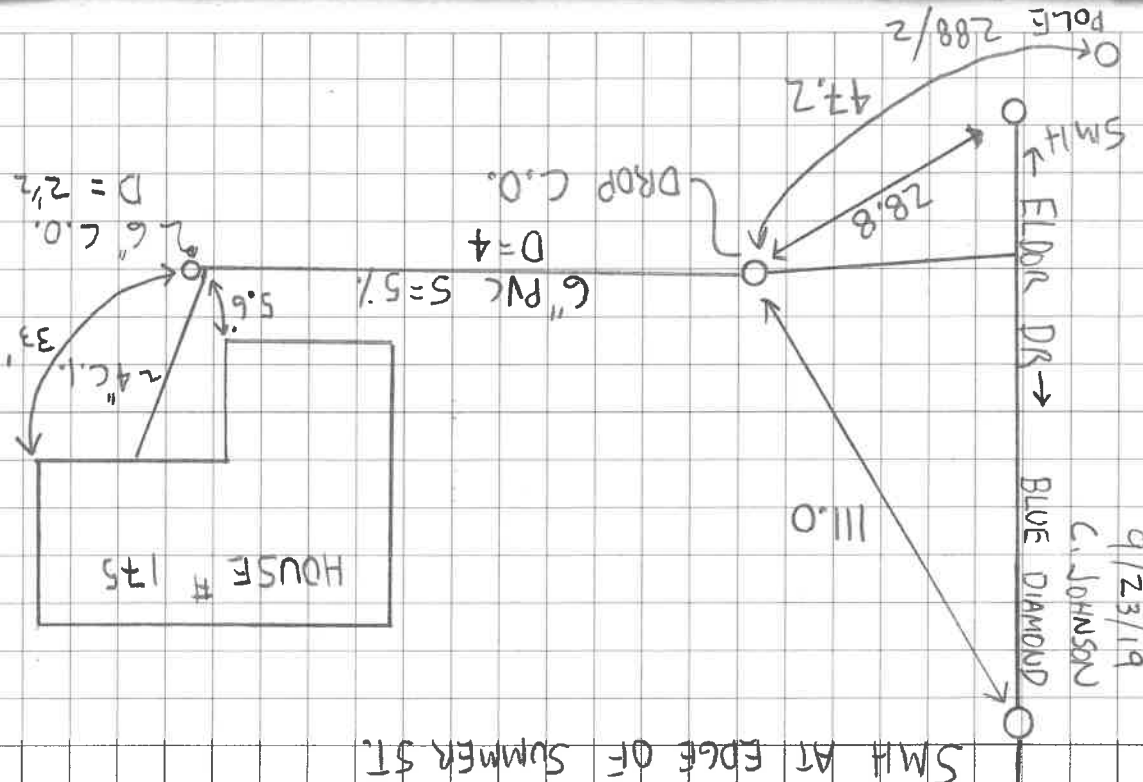
2x6 POST  
STUB D = 3.5'

C. BALDUF  
9/19/19  
JONES CORP.

99

175 SUMMER ST

SMH AT EDGE OF SUMMER ST.



C. JOHNSON  
9/23/19

BLUE DIAMOND

111.0

SMH  
ELDER DR  
2/88 2 POLE

6" PVC S = 5%  
D = 4

2" 6" C.O.  
D = 2 1/2