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**D.P.W. - Engineering**  
Town Engineer  
Carl J. Balduf, P.E., P.L.S.

*Town of Walpole*  
*Commonwealth of Massachusetts*

TO: John Lee, Chair  
Board of Appeals

FROM: Carl J. Balduf,  
Town Engineer

RE: Amended Comprehensive Permit Plans (3/14/23) – 40B Subdivision  
“The Residences At Burns Avenue”

DATE: April 5, 2023

This office has received the following;

- A sixteen sheet plan set titled “Amended Site Development Subdivision Plan A Comprehensive Permit M.G.L. c. 40B ‘The Residences At Burns Avenue’ Walpole, Massachusetts Date: April 21, 2020” Revised through March 14, 2023 Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts (received March 15, 2023).
- A nine-page letter to the Walpole Zoning Board of Appeals from Robert S. Truax, P.E. of GLM Engineering Consultants, Inc. dated March 14, 2023 providing response to comments made by the Town Engineer and Director of Community & Economic Development (received March 15, 2023).
- A three-page peer review letter to John Lee, Chairman (Board of Appeals), from Sean P. Reardon, P.E. Vice President of Tetra Tech dated April 3, 2023 (received April 5, 2023).

I have reviewed the revised plans and responses from Mr. Truax and the letter from Mr. Reardon and provide the following comments. Because of the varied remaining/revised and/or new comments the numbering of this memorandum does not follow our original review;

Tetra Tech Letter dated April 3, 2023

In general, we agree with the comments provide by the Peer Review Consultant, however, we note the following;

1. We concur with the benefits of a water loop connecting to the main in Burns Ave, however, we understand there are land rights disputes between the developer and abutting private owners which appear to preclude this at this time.
2. With regard to roadway standards (Site Plan Comment #9) we have acquiesced to cape cod berm because of anticipated on street parking as well as the narrower pavement section (22' vs 26') required in Planning Board Rules & Regulations Governing The Subdivision of Land (P.B.R.&R.G.S.L.). The remainder of roadway construction details appear to generally conform to P.B.R.&R.G.S.L.
3. With regard to Site Plan Comment #7 we have allowed the roof drain connections to what will be the municipal storm drain system with the intention of preserving the original drainage design as well as encouraging infiltration and compliance with MS4 permitting etc.
4. We agree with Site Plan Comment #12 regarding sidewalk at the back of curb and support the creation of a 2' grass strip to relieve grading issues at driveways.

GLM Letter date March 14, 2023

#### General

5. Any modifications to Brook Lane outside of the creation of an entrance to accommodate the proposed subdivision roadway shall be reviewed, approved and secured through the Town Administrator.
6. The Board of Appeals should not waive procedural requirements outlined in (P.B.R.&R.G.S.L.) Section III-8 and III-10-17 including Forms required in those sections. These sections will allow the Board of Appeals to require a covenant to construct the road (Form F), a Conveyance of Easements and Utilities (Form J), Release of Lots from Covenant (Form I), Financial Security and other things except that the Board of Appeals will perform the function of the Planning Board. Further, Section III-17 should be clarified by noting that the developer shall provide light poles, base's, & luminaires to specifications provided by Engineering Department. Eversource no longer provides poles, bases etc. in Walpole.
7. Agree with the response that a Homeowners Association will be provided, however, the document should be reviewed by Town staff/Town Counsel prior to it being executed and recorded.

#### All Sheets

7. New; The endorsement block should be in the lower right corner of the sheets.
8. New; Replace Worcester with Norfolk in the Registry block label.
9. New; On any sheet where the Certificate of No Appeal is provided a note indicating that a Covenant (Form F) is recorded with the Plans as outlined in (P.B.R.&R.G.S.L).

#### Cover Sheet;

10. List the waivers noted in the January 30, 2023 supplement on the cover or separate sheet (as modified within the approval process).
11. New; Add endorsement block, no appeal cert. and covenant block.

#### Sheet 2, Existing Conditions;

12. The ownership and area of the three rectangular parcels opposite or near the end of Lot 136 (that appear to be the division of the end of the private portion of Burns Avenue) are still not clearly

identified. It would appear that the rectangular parcel noted as Burns Avenue Private Way A is included as part of locus, however, the area of Lot 136 has not been increased. This needs to be changed, otherwise, proposed work should not be performed on this parcel. The ownership of Burns Ave Private Way B must also be noted (N/F if it is an abutter). Similarly, the rectangular parcel just to the west of Parcel 136 and Gay Ave. should also have an owner listed (N/F if it is an abutter).

13. Revise label for Existing Drain and Access Ease from PL. Bk 15485, page 503 to Deed Bk. 15485, page 503. Note that this benefits the Town of Walpole.

Sheet 3, Lot Layout;

14. Relocate the detail at the lower right corner to the left and provide a signature block for the Board of Appeals, a certification of no appeal by the Town Clerk, a registry certification by the registered land surveyor, and covenant block.
15. New; Modify the street name for the proposed road from Brook Lane Ext. to (Proposed) Brook Lane. Otherwise the street address for these lot will have to be Brook Lane Ext.
16. Do not recommend waiver from min. 150' sideline curve radius (80' provided). If this waiver is granted the posted speed on Brook Lane should be 15mph.

Sheet 4, Layout;

17. Change label form 4' to 5' for sidewalk width (near Unit 15/16)
18. A note should be provided indicating "Any changes to Brook Lane must require additional plans submissions, approvals and security". We continue to maintain that an alternative layout be provided showing the connection to Brook Lane without eliminating the pavement in the culdesac and extending the driveways to #6 & #8 Brook Lane.
19. New; Note beginning station of proposed Brook Lane.
20. New; Provide H.C. Ramp at each end 4 space visitor parking.

Sheet 5, Grading Drainage & Utilities;

21. A wall has been added along Lot A & Lot 7. Adjust the location so that the wall is entirely within Lot A, provide top and bottom grades for wall & show an easement over Lot 7 for the benefit of Homeowners Association for the wall.
22. New; Provide stairs in wall for access to Lot A or provide easements over Lot 7 or 8 for access.
23. New; Adjust grading on Lot 12 so that it does not encroach on Burns Ave Private Way 'B'. This will likely require a wall on Lot 12.
24. On Brook Lane the following should occur;
  - a. Show water & sewer services to be cut and capped at main for house #7 (to be performed prior to demolition).
  - b. At minimum show replacement of existing water main with 8" ductile iron from the new hydrant to the end of the existing main.
  - c. More desirable to replace existing 6" main in Brook Lane should be replaced with 8" c.l.d.i. water main to Union Street with triple valve assembly on Union Street.
  - d. Existing water services to be replaced on Brook Lane along with main.
25. If Brook Lane is going to be modified;
  - a. Provide grading for house #6 & #8 driveways.
  - b. Provide underground electric to house #6 & #8.
  - c. Eliminate pole #253-3 & provide light pole near connection to new Brook Lane.
  - d. Provide full depth reconstruction of roadway in culdesac area.

- e. Provide mill and overlay for remaining portion of Brook Lane.
- f. Reconstruct HP ramps to compliant condition on Both sides of Brook Lane.

Sheet 6, Profile Plan;

- 26. New; On profile DMH #14 to Headwall #15 label pipe from DMH to infil. as 12" RCP and pipe from infil. to headwall as 12" HDPE.

Sheet 7, Erosion Control;

- 27. Align note for stabilized construction entrance with arrow and indicate in note (See Detail).
- 28. Show a sign at the end of the proposed culdesac near where the water line will end noting "No Construction Access to Burns Ave." or similar language. The same or similar sign should be placed at the entrance from Pleasant Street to Burns Ave.
- 29. New; Adjust grading on Lot 12 so that it does not encroach on Burns Ave Private Way 'B'. This will likely require a wall on Lot 12.
- 30. New; Remove proposed erosion control barrier from Burns Ave Private Way 'B' and locate along the locus side of Lot 12 and Burns Ave Private Way 'A'.

Sheet 8-10, Details;

- 30. New; Add endorsement block.

Sheet 9, Details;

- 31. On Infiltration System #3R Detail; Revise elevation of invert in from 118.6 to 108.6.

Sheet 10, Details;

- 32. New; Typical Cross Section Detail; label 11' for each travel lane.
- 33. New; Revise Handicap Sidewalk Ramp Detail to reflect current design (no grass strip and cape cod berm).
- 34. New; Add typical driveway detail.
- 35. New; Revise section so there is a 2' wide grass strip per Peer Review comment.

SUP-A;

- 36. New; Revise per comments 12&13.

SUP-B & C

- 37. New; Adjust grading on Lot 12 so that it does not encroach on Burns Ave Private Way 'B'. This will likely require a wall on Lot 12.
- 38. New; Remove proposed erosion control barrier from Burns Ave Private Way 'B' and locate along the locus side of Lot 12 and Burns Ave Private Way 'A'.
- 39. New; Revise per comments 12&13.
- 40. Adjust the note along the rear of Lots 8-11 to require a fence as screening along this line (on applicant's property). Note; as this is a common feature the maintenance of the fence should be included in the Homeowners Association.

Stormwater Management Report (No revised Stormwater Report was received in 3/14/23 submission)

- 41. A volume table should be provided below the rate table. Within Appendix A-2, second page the routing diagram does not include Recharge #2R & 3R. These systems should be included in the

post development modelling including drawdown times (Appendix – B, page 2) for these systems to empty.

42. The Stormwater Management Operation and Maintenance Plan provided in Appendix D is for a site development and not edited to be applicable to a subdivision. Further, the document needs to indicate that responsibilities for maintenance will be Wall Street Development at first, then the drainage basins and recharge systems will transfer to a homeowner's association and finally the roadway and drainage within the roadway will transfer to the Town upon Acceptance. Also, costs associated with the maintenance should be provided (recently approved Northwood Estates IV O&M a good example).

Traffic Summary Review prepared by Kimley-Horn. (The applicant provided no response in 3/14/23 submission)

43. The Stop sign and stop line recommended in the report at Brook Lane/Union St should be shown on Sheet 3 and on the sign shown on a detail sheet.
44. The Not a Through Way sign should also be shown on Sheet 3 with a corresponding detail on a detail sheet.
45. The report recommends considering a raised pedestrian crossing on Brook Lane at Union Street. This office is not receptive t this idea, however, we agree with the recommendation to improve the curb ramps at this location and make them ADA compliant.
46. This office recommends the Board gain input from the Fire Department for the The Auto Turn Fire Truck plans attached to the report.

#### Recommendations

47. The sidewalk in Brook Lane should be replaced and the road should be milled and re-paved.

I remain available should yourself or the Board have any questions.

cc

Rick Mattson, DPW Director  
Scott Gustafson, Sewer & Water Superintendent  
Paul Barry, Deputy Fire Chief  
Landis Hershey, Conservation Agent  
Robert Truax, P.E., GLM Engineering Consultants, Inc.  
Louis Petrozzi, Wall Street Development Corp.  
Sean Reardon, P.E., Vice President Tetra Tech  
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