

DIAMOND HILL ESTATES
SITE DEVELOPMENT AND DESIGN OVERVIEW

I. Existing Site Conditions:

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 and proposed development is located entirely within the Residence B (RB) zoning district in the Town of Walpole.

The site is relatively flat site, 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. Any disruption to the site during construction will be stabilized using best management practices.

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.

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.

II. Site Design and Building Summary:

The proposed development will be a new residential townhouse community planned for 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
Total Parking Spaces:	24 Parking Spaces

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.

The approach to 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 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 with 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.

The proposed Development and all site improvements are shown on a plan entitled, "Site Development Plan - A Comprehensive Permit M.G.L. c. 40B – Diamond Hill Estates, Walpole MA" dated February 26, 2020, prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 (the "Development Plan"), a copy of which is included with this application.

DIAMOND HILL ESTATES
STATEMENT OF IMPACT ON MUNICIPAL FACILITIES AND SERVICES :

The following information is an assessment 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" dated February 21, 2020 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 run-off.

- (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.

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street

Worcester, MA 01605-2629

508-752-9666 – Fax: 508-752-9494

July 24, 2019

Lou Petrozi
Wall Street Development Corp.
2 Warthin Circle
Norwood, MA 02062

via email: lou@wallstreetdevelopment.com

RE: Wetland Resource Evaluation, Dupee Street Extension (Proposed Diamond Hill Estates),
Walpole, Massachusetts

Dear Mr. Petrozi:

On July 24, 2019, EcoTec, Inc. inspected the above-referenced property for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 *et seq.*; (2) the “Regulations”); the Walpole Wetlands Protection Bylaw Ordinance; and (3) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). Paul J. McManus, PWS conducted the inspection.

The subject site consists of an approximately 2-acre parcel located south of the developed portion of Dupee Street. The site is bordered to the east and west by developed residential neighborhoods on Cybil Street and Victoria Circle, respectively, and the south by Town of Walpole land and the residential neighborhood along Summit Avenue. Topography on the northern portion of the site slopes gently to the north toward the existing Dupee Street, and the southern portion of the site slopes gently to the southwest toward Summit Avenue.

The site consists of a relatively homogeneous stand of upland forest dominated by eastern white pine (*Pinus strobus*), with subdominants of northern red oak (*Quercus rubra*) and northern white oak (*Quercus alba*), and lesser numbers of other species including upland and facultative species. The shrub and ground cover layers are relatively sparse over much of the site, presumably due to the closed canopy. I observed no areas on the site with a predominance of wetland indicator species (Facultative or wetter designation).

I observed no depressions or flow channels on the site. Similarly, I observed no areas of water staining or other evidence of wetland hydrology. I evaluated soils along a transect through the site, and found obvious non-hydric soils (lack of organic soils and presence of high chroma subsoils) throughout.

Bordering Land Subject to Flooding is an area that floods due to a rise in floodwaters from a bordering waterway or water body. Where flood studies have been completed, the boundary of Bordering Land Subject to Flooding is based upon flood profile data prepared by the National

RE: Dupee Street Extension (Proposed Diamond Hill Estates), Walpole, Massachusetts
July 24, 2019
Page 2.

Flood Insurance Program. Section 10.57(2)(a)3. states that "The boundary of Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm." The attached FEMA FIRMette shows no mapped floodplains near the site

The Massachusetts Rivers Protection Act amended the Act to establish an additional wetland resource area: Riverfront Area. Based upon a review of the current USGS Map (i.e., Norwood Quadrangle, attached) and observations made during the site inspection, there are no mapped or unmapped streams located within 200 feet of the site. Accordingly, Riverfront Area would not occur on the site. Riverfront Area does not have a Buffer Zone under the Act.

The Regulations require that no project may be permitted that will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures set forth at 310 CMR 10.59. Based upon a review of the *Massachusetts Natural Heritage Atlas*, 14th edition, there are no Estimated Habitats [for use with the Act and Regulations (310 CMR 10.00 *et seq.*)], Priority Habitats [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and MESA Regulations (321 CMR 10.00 *et seq.*)], or Certified Vernal Pools on or in the immediate vicinity of the site. A copy of this map is attached.

The reader should be aware that the regulatory authority for determining wetland jurisdiction rests with local, state, and federal authorities. If you have any questions, please feel free to contact me at any time.

Cordially,
ECOTEC, INC.

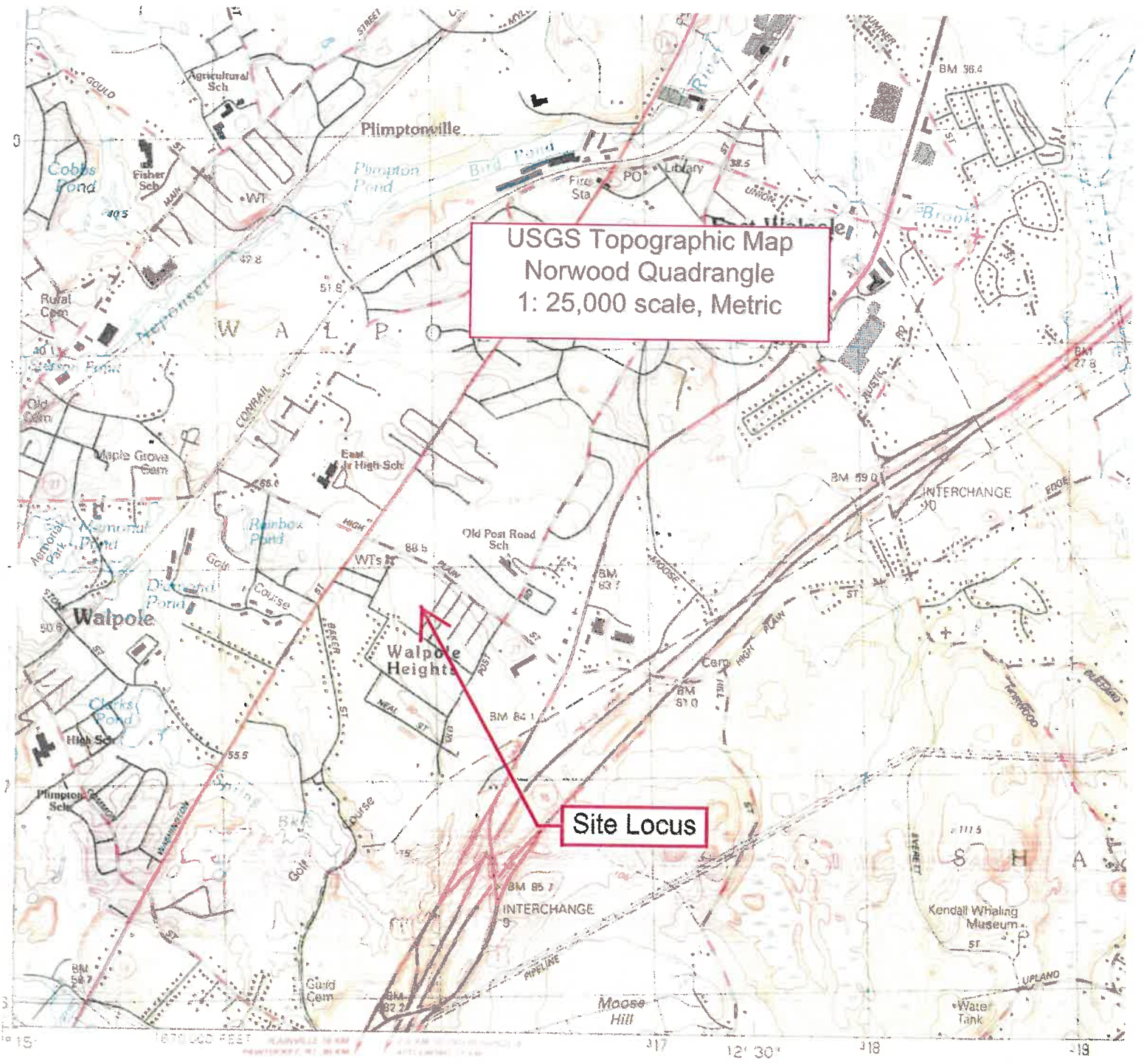


Paul J. McManus, PWS
President

Attachments (3, 3 pages)

PJM\W\W\W\Walpole Dupee St Wetland Eval 2019.07.25.doc

EcoTec, Inc.



USGS Topographic Map
 Norwood Quadrangle
 1: 25,000 scale, Metric

Site Locus

● INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1986



National Flood Hazard Layer FIRMette



42°50.81'N
71°13'53.43'W



USGS The National Map Orthoimagery Data refreshed April, 2019.



1:6,000

71°13'15.97"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone AE, AH, VE, AR
 - With BFE or Depth Zone AE, AG, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2019 at 3:09:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NHESP Map_3 Dupee St. Walpole, Ma



- Potential Vernal Pools
 - NHESP Certified Vernal Pools
 - MassDOT Roadway Street Runways
 - Major MassDOT Routes
 - Interstate Highways
 - US Roads
 - State
 - Massachusetts Towns
 - NHESP Estimated Habitats of Rare Wildlife
 - NHESP Priority Habitats of Rare Species
- Cybos 2013-2014
2013-2014 Color Ortho (USGS)

Application for Comprehensive Permit
Diamond Hill Estates - Walpole, MA

Tabular Zoning Analysis

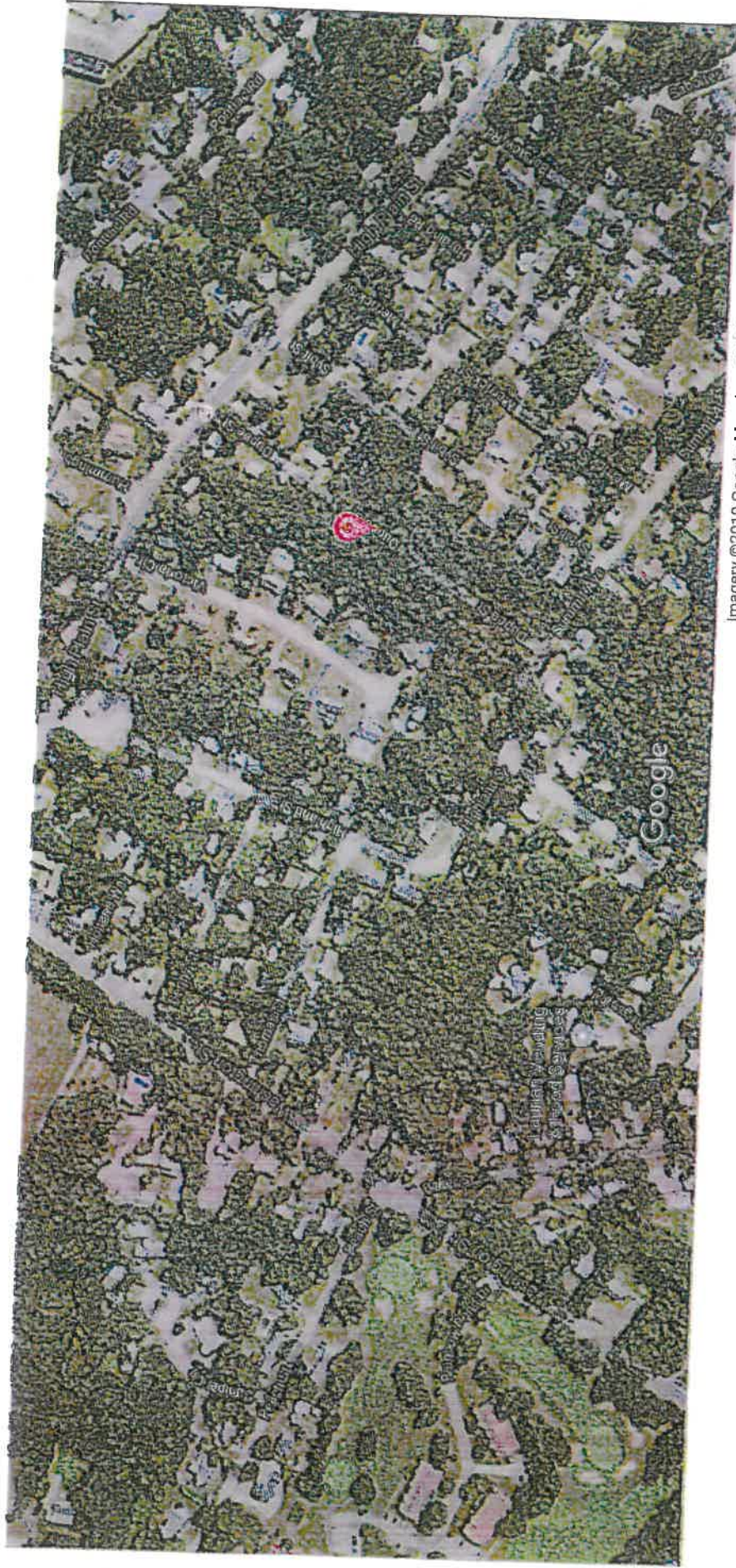
Zoning Requirements/Comparison Table - Residence - B Zoning District

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Minimum		
Lot Area:	20,000 S.F.	52,238 S.F.
Upland Area %:	60%	100%
Upland Area (S. F.)	31,342 S.F.	52,238 S.F.
Lot Frontage:	125 FT.	641 +/-
Yard Setbacks:		
Front:	30 FT.	29 FT.
Side:	15 FT.	22 FT.
Rear:	30 FT.	30 FT.
Lot Coverage - Structures (%):	25%	27.4%
Lot Coverage - Structures (S.F.):	13,059 S.F.	14,320 S.F.
Lot Coverage - Impervious (%):	40%	45.1%
Lot Coverage - Impervious (S.F.)	20,895 S.F.	23,580 S.F.
Maximum Building Height:	35 FT.	35 FT.
Maximum Stories:	2.5 Stories	2.5 Stories
Parking		
Total Parking Spaces Required	24 Spaces	24 Spaces

Google Maps

Dupee St

Dupee Street - Walpole, MA



Imagery ©2019 Google, Map data ©2019 Google 200 ft

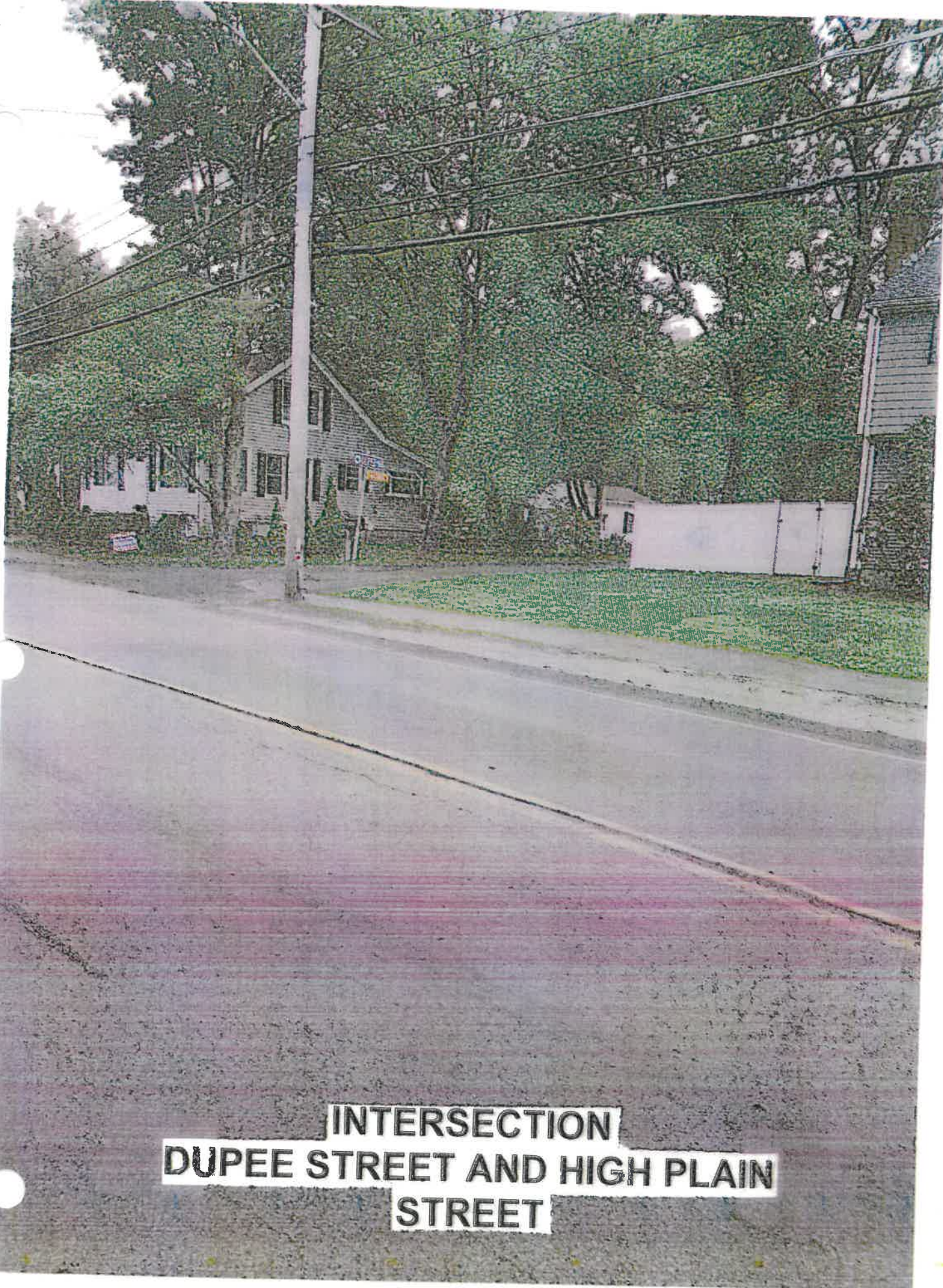


DUPEE STREET



DUPEE STREET

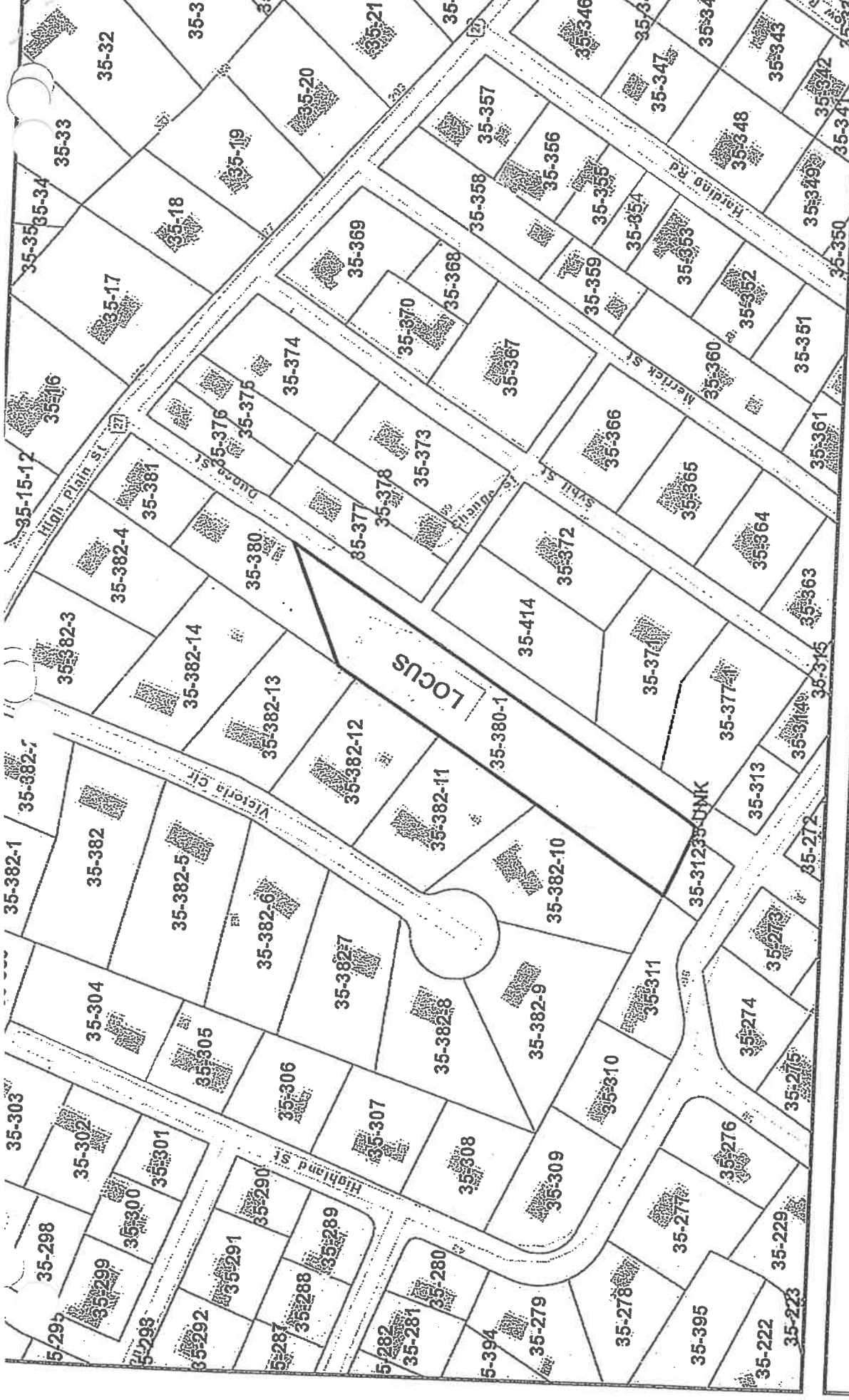
**INTERSECTION
DUPEE STREET AND HIGH PLAIN
STREET**





**HIGH PLAIN STREET
WEST BOUND**





DUPEE ST WALPOLE, MA 02081



1 inch = 196 feet

Data and scale shown on this map are provided for planning and informational purposes only. WALPOLE (MA) and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

5/26/2019

Google Maps

Dupee St

Dupee Street - Walpole, MA

