

November 25, 2020

Walpole Zoning Board
135 School Street
Walpole, MA 02081

**Re: Diamond Hill Estates – Dupee Street
Comprehensive Permit (40b) Peer Review
Walpole, MA**

Dear Board Members,

We have revised the plans for the Diamond Hill Estates project to address the concerns raised by the Board Members and neighbors.

The following modifications are being made to reduce the impacts:

- The project density has been reduced to eight (8) single family dwellings.
- Parking has been increase to four (4) spaces per unit (2-garage; 2 Outside)
- The turnaround has been widened to 27 feet and lengthened to accommodate three (3) visitor parking spaces.
- A vegetative buffer comprised of Green Giant Arborvitae, 6 ft. on center along the northwesterly property boundary as screening for the neighbors on Victoria Circle.

The plans have been revised to reflect these modifications and address the comments in the letter from Tetra Tech, dated October 19, 2020. The following is a response to the Tetra Tech comments:

Review Comments:

General Comments:

1. *There is a portion of Dupee Street that is currently maintained by the Town. The actual roadway is private and the proposed extension will remain private.*
2. *No response*
3. *The density has been reduced to 8 single family units. Snow storage is shown off the turnaround See Sheet 6 of 13.*
4. *The revised layout allows for 4 spaces per unit (2 Outside; 2 Garage).*
5. *Buildings have been revised Applicant to provide new architectural plans.*
6. *Revised See Sheet 13 of 13. Erosion Control and Construction Sequence.*

Existing Conditions Plan

7. *Dupee Street is an existing private way.*
8. *No response.*
9. *Revised approximate location of garage shown. See Sheet 3 of 13.*
10. *Intersections with High Plain Street are shown See Sheet 3 of 13.*

11. *Revised See Sheet 13 of 13. Entire site is wooded. Tree line at the abutter's property line is shown at the end of Dupee.*

Layout Plan

12. *The plans depict Dupee Street to be reconstructed per construction details.*
13. *The curb extends to the proposed catch basin to direct the runoff. The remaining portion of Dupee Street is proposed with no curb to maintain current conditions.*
14. *The project is not a subdivision. The turnaround provides adequate area for safety vehicles to maneuver.*
15. *The utility pole will need to be relocated. See sheet 4 of 13.*
16. *Revised Roadway extended. See Sheet 4 of 13.*
17. *The revised layout provides for additional spaces per unit and 3 guest parking spaces.*
18. *Revised Single family units.*

Grading and Utilities Plans

19. *Construction may require trench boxes or other means to stabilize the area.*
20. *Revised Basin Detail Impermeable core, riprap depicted on plan See Sheet 7. Dam shall not mean as defined in M.G.L. c. 131, § 40; and 3. any barrier which is not in excess of six feet in height, regardless of storage capacity, or which has a storage capacity at maximum water storage elevation not in excess of 15 acre feet, regardless of height.*
21. *Curbing extended to sta. 4+25, beyond hydrant.*
22. *Water and sewer lines will have a minimum vertical separation of 18 inches; therefore horizontal separation of 10 feet is not necessary. This was confirmed with the Town Engineer.*
23. *A proprietary treatment unit is proposed for pretreatment.*
24. *TC is proposed top of concrete/foundation; CF is proposed cellar floor. Revised Legend See Sheet 4 of 13.*
25. *Revised See Sheet 4 of 13.*
26. *The water line connection will be reviewed the Town Engineering and Water Dept. for final connection details prior to installation. This may be a condition of approval.*
27. *Revised shown on detail See Sheet 7 of 13.*
28. *The detail provides specific elevations of the outlet devices. In our experience we find that the contractor will have a better understanding by referring to the detail.*
29. *Revised See Sheet 4 of 13. Bench Mark Hydrant Bolt*
30. *Revised See Sheet 4 of 13.*
31. *Erosion Control Plan provided with temporary basins and swales. See Sheet 13 of 13.*
32. *The project may be reviewed by the Walpole Water Sewer Department. The applicant has requested a meeting with the Water Sewer Board to discuss the project and will provide the ZBA with any findings.*

Roadway Profile

33. *The proposed grade matching the existing conditions. A 3.0% grade is shown at the approach to High Plain Street.*
34. *Revised See Sheet 5 of 13.*

Stormwater Report:

35. *The overall site layout has been modified with the single family units. The stormwater report has been revised to reflect the new layout. See Report.*
36. *Revised See Stormwater Report.*

37. *Revised See Stormwater Report*
38. *Revised calculations to model the infiltration for surface area.*
39. *The infiltration rate is used for peak attenuation. The recharge requirement calculations utilize static method. See Report Appendix B.*
40. *Revised See Sheet 7 of 13.*
41. *The spillway elevation is set at 303.80, the 100 year flood elevation is 303.77.*

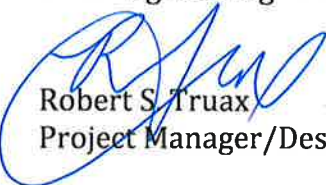
Traffic

42. *No response.*
43. *Traffic consultant to respond.*
44. *Traffic consultant provided a supplemental plan that has been added to the end of the plan set.*
45. *The turnaround has been widened to 27 feet and extended to provide for visitor parking. This will help alleviate the concerns of parked vehicles blocking the access. The proposed turnaround will provide the ability for emergency vehicles to maneuver within the area.*
46. *Revised See Sheet 6 of 13.*
47. *No response.*
48. *The existing crosswalk with accessible access will be installed at the intersection.*

Enclosed herewith are copies of the revised plans for your review and comment. If you have any questions please don't hesitate to contact our office.

Thank you for your cooperation in this matter.

Yours truly,
GLM Engineering Consultants Inc.



Robert S. Truax
Project Manager/Design Eng.