



May 6, 2021

Walpole Zoning Board
135 School Street
Walpole, MA 02081

**Re: Moose Hill Condominiums
Comprehensive Permit (40b) Peer Review
Walpole, MA**

Dear Board Members,

We have revised the plans for the Moose Hill Condominiums project to address the concerns raised by the Board Members and peer reviews.

The plans have been revised to address the comments in the letter from Tetra Tech, dated January 20, 2021. The following is a response to the Tetra Tech comments:

The project plans have been revised to include a cul-de-sac turnaround at the end of proposed drive.

Tetra Tech Review Comments 01/20/21:

Existing Conditions Plan:

1. *Revised See Sheet 2.*
2. *Revised See Sheet 2.*
3. *Revised See Sheet 2.*
4. *Revised See Sheet 2. Bench Mark References NAVD88*

Layout Plan:

5. *Revised Site plan, cul-de-sac shown at end of drive.*
6. *Revised Provided 4 visitor parking spaces in cul-de-sac. See Sheet 3.*
7. *Driveway depths vary. Bldg 1 & 2, depict 23' and 18' for second space. Bldg 3, depicts 24' and 19' for second space, Bldg 4, depicts 27' and 22' for second space.*
8. *Traffic engineer will provide truck turning plans.*
9. *Proposed lighting will consist of building mount lights dark sky compliant. Request landscape plan be condition of approval.*

Grading and Utilities Plan:

10. *Additional soil testing will be provided, currently scheduling testing with Board of Health at which time we will conduct additional testing for drainage system.*
11. *Revised See Bench Mark Reference NAVD88.*
12. *Revised Infiltration systems. See Sheet 4.*
13. *Plans depict the leaching area required for each building. We revised showing the septic tank locations. See Sheet 4.*

14. *Roof leader detail provided with overflow splash pad. See Sheet 6. The secondary overflow would be surcharge at the catch in the cul-de-sac. If there is a failure the surcharge in the cul-de-sac would require the association correct the problem.*
15. *The utilities are within the lawn area. Access is available around the building if repairs are necessary.*
16. *No hydrants are proposed within the site. There is a hydrant directly in front of the project on Moose Hill Road, which is within 300 feet of building #4.*
17. *Revised a CDS treatment unit has been shown prior to recharge system. See Sheet 4.*

Erosion Control Plan:

18. *A paved apron may be provided, however not preferred, the access depicted is typical with most construction projects.*
19. *Revised Temporary stockpile shown at building 4. See Sheet 5.*
20. *Revised See Sheet 5.*

Stormwater Report:

21. *Revised See Report.*
22. *Revised See Report.*
23. *No offsite runoff is directed into the site. The grades slope away from the property around the perimeter boundary line.*
24. *Revised See Report.*
25. *Revised See Report.*
26. *Revised See Plan Sheet 6.*
27. *Revised See Report.*

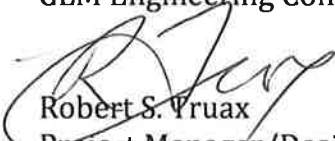
Traffic:

28. *No comment.*
29. *Site distance triangles will be provided on the final plans.*
30. *Plan revised to incorporate a cul-de-sac turnaround at the end. The drive diameter is in conformance with Walpole Subdivision Rules and Regulations. (88' Paved Diameter).*
31. *Traffic Consultant to provide.*
32. *No comment.*

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. Pruax
Project Manager/Design Eng.