



Zoning Board of Appeals (“ZBA”)  
Town of Walpole  
135 School Street  
Walpole, MA 02081

September 15, 2020

RE: **Cedars Crossing and Cedars Edge**  
55 SS LLC  
55 Summer Street, Walpole  
Application for Comprehensive Permit

Dear Members of the Board:

We appreciate the town representative’s and peer reviewer’s time spent during the working session as well as the professional approach to the meeting and the topics covered.

We have revised the site plan incorporating those peer review concepts that we found workable and marketable. The architectural peer reviewer suggested the multifamily portion of the site design should be more pedestrian friendly, he suggested relocating the amenities, re-orienting the parking, and reducing the overall multi-family footprint. The civil peer reviewer also suggested adjusting detention basin #2. The revised plan takes the aforementioned items into consideration. However, the architectural peer reviewer’s redesign sketch omitted space for required items such as the waste/recycle area, maintenance building, dog park, community garden, and underground parking. The architectural peer reviewer’s plan also put the club house in a spot objected to by the town’s conservation agent and moved parking further from the building entrances. The revised site plan incorporates the architectural peer reviewer’s intent while still incorporating the basic items required in a multifamily development. The revised plan is more pedestrian friendly, has a lesser development footprint, is more open, has more amenity space that is better placed within a common green and detention basin #2 has been reshaped.

In order to incorporate the intent of the recommendations as well as the waste/recycle area, maintenance building, dog park, community garden and underground parking while maintaining the unit count, the applicant’s design team reduced the number of multifamily buildings from 4 to 3, two of which are connected in an L configuration and made both buildings 5 stories. More underground parking also reduced the surface development footprint.

The revised product mix is:

Plan dates:	1-May-20	14-Sep-20	Change
<b><u>Multi family</u></b>			
studio	0	5	5
one bedroom	112	110	-2
two bedroom	80	75	-5
Total Multifamily	192	190	-2
<b><u>Rental Town Homes</u></b>			
two bedroom	24	27	3
three bedroom	24	27	3
Total Rental Town homes	48	54	6
<b><u>Single Family</u></b>			
three bedroom	60	56	-4
Totals	<b>300</b>	<b>300</b>	<b>0</b>

The applicant's responses to the attached architectural peer review notes are in red and numbers have replaced architectural peer reviewer's bullet points for easier reference.

Enclosed please find the following:

- Responses to Architectural Peer Review Notes dated August 10, 2020.
- Updated civil site plan dated September 14, 2020 with callouts showing changes since May 1, 2020
- Updated Building plans Note that there is no callout of changes since these building replace the previous apartment buildings:
  - Cedar Crossing – Multi-Family 70-unit Cover (9/11/20)
  - A.100 70-unit garage floor plan (9/11/20)
  - A.101 70-unit first floor plan (9/11/20)
  - A.102 70-unit typical floors 2 through 5 (9/11/20)
  - A.103 70-unit roof plan (9/11/20)
  - A.201 70-unit building elevation (9/11/20)
  - A.202 70-unit building elevation (9/11/20)
  - A.301 70-unit building sections (9/11/20)
  - A.601 70-unit unit floor plans (9/11/20)
  - A.602 70-unit unit floor plans (9/11/20)
  - Cedar Crossing – Multi-Family 120-unit Cover (9/14/20)
  - A.100 120-unit garage floor plan (9/14/20)
  - A.101 120-unit first floor plan (9/14/20)
  - A.102 120-unit second floor plan (9/14/20)
  - A.103 120-unit third floor plan (9/14/20)
  - A.104 120-unit fourth floor plan (9/14/20)

- A.105 120-unit fifth floor plan (9/14/20)
- A.106 120-unit roof plan (9/14/20)
- A.201 120-unit building elevation (9/14/20)
- A.202 120-unit building elevation (9/14/20)
- A.301 120-unit building sections (9/14/20)
- A.601 120-unit unit floor plans (9/14/20)
- A.602 120-unit unit floor plans (9/14/20)
- Renderings: birds eye view and Summer Street view dated September 14, 2020
- Presentation Plan (9/14/20)

The files can be downloaded from here:

<https://www.dropbox.com/sh/ts2uytmg3dc5o53/AADy2zNyCaNYqStqFvg5Cx5Va?dl=0>

Full sized hard copies of changed plans will be sent to the Carl Balduf at the Walpole Town office. Additionally, 11x17 hard copies will be sent to the board members who previously requested hard copies.

We look forward to working with the board toward a successful conclusion to the entitlement process.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Hale".

David E. Hale  
Manager, 55 SS LLC