



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

February 14, 2021

VIA EMAIL AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
135 School Street
Walpole, MA 02081

RE: Comprehensive Permit dated January 13, 2020
The Residences at Burns Avenue – 2nd Request for Modifications

Dear Mr. Chairman:

As you may recall, during the deliberations regarding the above referenced Comprehensive Permit, the Board expressed concerns related to the number of school children walking in the area prior to 8:00am on weekdays. Although the Board's concerns were not supported by any factual data, the Board incorporated Condition E.13 to limit hours when construction activities may be conducted to 8:00 a.m. and 5:00 p.m., Monday through Friday.

To address those concerns, Wall Street inquired with the Walpole School Department to determine the actual number of school children residing on Burns Avenue. Recently, the Walpole School Department ("WSD") provided information regarding the number of school age children living on Burns Avenue that may take the schools bus transportation to school. Attached for your reference is a copy of an email from the transportation coordinator with the WSD dated February 4, 2021. As you will note, the email states "At this time there are no students riding the bus Burns Avenue in East Walpole." In addition, the Covid-19 virus has significantly altered residents work patterns and require more work from home.

In light of this information and in accordance with the provisions of 760 CMR 56.05(11), please accept this letter a formal request to modify Condition E.13 of the above referenced Comprehensive Permit. Attached as Exhibit "A" is an outline of the respective condition and requested modification.

Thank you for your consideration in this matter.

Sincerely,
WALL STREET DEVELOPMENT CORP.


Louis Petrozzi

cc. Jay Talerman, Esq. – Mead Talerman & Costa
Rob Truax – GLM Engineering Consultants Inc.
Dean Harrison – 40B Consultant
Michael Yanovitch – Walpole Building Commissioner
Walpole Town Clerk

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



EXHIBIT "A"
CHAPTER 40B COMPREHENSIVE PERMIT DATED JANUARY 13, 2020
THE RESIDENCES AT BURNS AVENUE – 32 UNITS

APPLICANTS:
WALL STREET DEVELOPMENT CORP AND BURNS AVENUE DEVELOPMENT LLC

PROPERTY LOCATION - BURNS AVENUE
ASSESSORS MAP 20, PARCELS 119, 136 & 137

2ND REQUEST FOR MODIFICATIONS
FEBRUARY 14, 2021

Requested Modifications:

1. Condition E.13 – Due to the single access roadway, close proximity to existing residences, and school children walking about the area prior to 8:00 a.m. on weekdays, construction activities shall be conducted between the hours of 8:00 a.m. and 5:00 p.m., Monday through Saturday....

Requested Modification: Construction activities shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, or in compliance with any Town of Walpole Bylaw or regulation.



Lou Petrozzi <lou@wallstreetdevelopment.com>

Burns Avenue

1 message

Transportation, WPS <wpstransportation@walpole.k12.ma.us>
To: lou@wallstreetdevelopment.com

Thu, Feb 4, 2021 at 12:19 PM

Hi Lou -

I just reviewed the bus listings for all 3 schools (High School, Bird MS, OPR School). At this time there are no students riding the bus Burns Avenue in East Walpole.

Thanks for reaching out - hope this is helpful!

-Kim

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Kim Poirier
Walpole Public Schools
Transportation Coordinator
508-660-7200, Ext. 5276
wpstransportation@walpole.k12.ma.us

Please note my new extension.

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record.