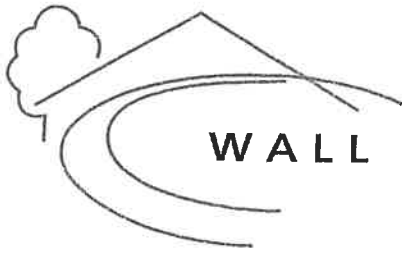


# NOTICE OF INTENT

## DEFINITIVE SUBDIVISION PLAN WARWICK ROAD EXTENSION

DEP FILE NO. 315-1286  
OADR DOCKET NO. WET-2023-013  
STAY AND ORDER DATED APRIL 23, 2024

Prepared by:  
Wall Street Development Corp.  
P.O. Box 272  
Westwood, MA 02090  
Tel. (617) 922-8700  
Email. [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)  
Dated: April 30, 2024



WALL STREET DEVELOPMENT CORP.  
REAL ESTATE DEVELOPERS

## Waiver

April 30, 2024

To: Walpole Conservation Commission  
135 School Street  
Walpole, MA 02081


Application: Notice of Intent – Remand  
Warwick Road Subdivision – DEP File No. 315-1286

Dear Members of the Commission:

Please accept this letter as the Conservation Commission's authorization to extend the 21-day requirement pursuant to *310 CMR 10.05(5a)* to open and/or hold a **public hearing** after receiving an application due to circumstances which prevent the Conservation Commission from normally holding a opening a public hearing within 21 days of receipt of an Application.

Sincerely,

WALL STREET DEVELOPMENT CORP.

  
Louis Petrozzi, President

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

COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

100 CAMBRIDGE STREET, BOSTON, MA 02114 617-292-5500

**THE OFFICE OF APPEALS AND DISPUTE RESOLUTION**

**April 23, 2024**

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In the Matter of  
Wall Street Development Corp.  
315-319 Summer St.  
(Warwick Road Extension)

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OADR Docket No. WET-2023-013  
MassDEP-SE-File # 315-1286  
Walpole, MA

**STAY AND ORDER FOR STATUS REPORT**

Wall Street Development Corp., (both the “Petitioner” and the “Applicant”) filed this appeal with the Office of Appeals and Dispute Resolution (“OADR”) to challenge the denial of a request for a Superseding Order of Conditions (“SOC”) issued by the Massachusetts Department of Environmental Protection Southeast Regional Office (“MassDEP” or the “Department”). The Petitioner sought the SOC to review the denial of an Order of Conditions issued by the Walpole Conservation Commission (“WCC”) regarding a proposed 2-lot residential subdivision at 315-319 Summer Street, Walpole, Massachusetts.

After the filing of the February 6, 2023 appeal, OADR Docket No. WET 2023-001 (MassDEP-SE-File #315-1276), on April 4, 2023 the Applicant filed a subsequent Notice of Intent for the same or similar project (“MassDEP-SE-File No. 315-1286” or “refiled NOI”) with the WCC. As a result, I stayed these proceedings consistent with MassDEP Policy 88-3, Multiple Notice of Intent Filings for the Same or Similar Projects on the Same Property (“Policy 88-3”).<sup>1</sup>

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<sup>1</sup> Policy 88-3 encourages such refilings at the local level, essentially in the interest of early settlement for an applicant to resolve its differences with the Department and the Conservation Commission, and provides that upon written notice of a refiling, the original appeal will be stayed while the new filing is processed. Policy 88-3 also provides that the Applicant

On August 21, 2023, I directed the Applicant to provide a Status Report detailing the status of the refiled NOI by September 11, 2023. The Applicant's subsequent Status Report indicated that the WCC had accepted the refiled NOI as complete but failed to hold a public hearing within twenty-one (21) days and the Applicant appealed the failure to MassDEP. MassDEP then issued a SOC denial of the refiled NOI on August 25, 2023. On September 8, 2023, the Applicant appealed the SOC denial of the refiled NOI, which is assigned OADR Docket No. WET 2023-013.

Thereafter I ordered the Applicant to show cause why the earlier appeal should not be dismissed consistent with Policy 88-3. The Applicant filed its response on October 27, 2023, and agreed that the earlier appeal (OADR Docket No. WET-2023-001) could be dismissed without prejudice pursuant to Policy 88-3.<sup>2</sup>

The Petitioner proceeded with the appeal of the refiled NOI. The Parties filed a Joint Status Report on December 21, 2023, indicating that the Petitioner and the Commission were in active settlement discussions and two additional extensions were granted to February 5, 2024. No status Report was filed on that date, and I ordered the Parties to file a Joint Status Report by April 19, 2024, and conducted a status conference on April 23, 2024.

The Parties reported that they had reached agreement for a schedule to proceed that would entail the Applicant re-submitting the refiled NOI with the Commission, for re-notice of public comment and for the Commission to hold a public hearing under the MWPA and Wetlands Regulations and the local

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has 21 days from the date of issuance of an Order of Conditions resulting from the refiled NOI to withdraw, in writing, one of the two pending Notices of Intent. Failure to do so will result in the Applicant being required to Show Cause why the earlier filed Notice of Intent should not be dismissed.

<sup>2</sup> In the Matter of Wall Street Development Corp., 315-319 Summer St. (Warwick Road Extension), OADR Docket No. WET 2023-001, Recommended Final Decision (November 28, 2024), 2023 MA ENV LEXIS 55, adopted as Final Decision (December 18, 2023), 2023 MA ENV LEXIS 52.

Bylaw.<sup>3</sup> The Parties also reported that they had reached agreement that the Select Board's letter that the Street Opening Permit will be acted upon is sufficient approval by the Town for the refiled NOI to be deemed complete. See 310 CMR 10.05(4)(e).<sup>4</sup> I issue the following orders:

1. The Petitioner and the Commission's efforts to resolve the appeal are good cause for a further stay of these proceedings.
2. The schedule proposed by the Parties is adopted as follows:
  - a. The Applicant shall submit to the Commission the refiled NOI, MassDEP-SE-File # 315-1286, within twenty-one (21) days of the issuance of this Order;
  - b. The Commission shall hold a public hearing on the refiled NOI within twenty-one (21) days of submission by the Applicant of a complete Notice of Intent application.
  - c. The Parties will file a Joint Status Report on or before 120 days from the date of this Order, or Wednesday August 21, 2024, setting out the status of the Commission's issuance of a Final Order of Conditions, and whether the Parties' anticipate filing a proposed Settlement Agreement for review.

**Date:** April 23, 2024



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Margaret R. Stolfa  
Presiding Officer

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<sup>3</sup> In their filing the Parties acknowledge that MassDEP does not have any authority to order review under the Walpole Bylaw; the reference in included here only to acknowledge the Parties intent to proceed under both the MWPA and Wetlands Regulations and the Walpole Bylaw.

<sup>4</sup> The Joint Status Report and proposed schedule also indicate that the Petitioner and the Town agree that the site plans for the refiled NOI would include wetland replication as mitigation for any encroachment(s) within the 25' No-Disturb area protected under the Walpole Bylaw.

## SERVICE LIST

**Petitioner/Applicant:** Louis Petrozzi, President  
Wall Street Development Corp.  
P.O. Box 272  
Westwood, MA 02090  
email: [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)

**Legal Representative:** Richard Nysten Jr., Esq.  
Lynch, DeSimone & Nysten, LLP  
10 Post Office Square, Suit 970N  
Boston, MA 02019  
email: [rnysten@ldnllp.com](mailto:rnysten@ldnllp.com)

**Property Owners:** Dwaine Elijah Devonish-Daye  
319 Summer Street  
Walpole, MA 02081  
(Care of Petitioner/Applicant)

Roger Bowles and Thi Bowles  
315 Summer Street  
Walpole, MA 02081  
(Care of Petitioner/Applicant)

Town of Walpole, Select Board  
c/o Aoife Kelly, Executive Assistant  
135 School Street  
Walpole, MA 02081  
[akelly@walpole-ma.gov](mailto:akelly@walpole-ma.gov)

**Representative:** None listed

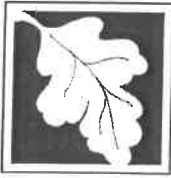
**MassDEP:** Maissoun Reda, Wetlands Section Chief  
Shaun Walsh, Regional Counsel  
Southeast Regional Office,  
20 Riverside Drive  
Lakeville, MA 02347  
email: [Maissoun.reda@mass.gov](mailto:Maissoun.reda@mass.gov)  
email: [Shaun.walsh@mass.gov](mailto:Shaun.walsh@mass.gov)

**Legal Representative:** Ian M. Leson, Counsel  
MassDEP/Office of General Counsel  
100 Cambridge Street, 9<sup>th</sup> Floor  
Boston, MA 02114  
email: [Ian.m.Leson@mass.gov](mailto:Ian.m.Leson@mass.gov)

Jakarta Childers, Paralegal, MassDEP  
email: [Jakarta.Childers@mass.gov](mailto:Jakarta.Childers@mass.gov)

**Conservation Commission:** Stephanie Ackley, Board Secretary  
Landis Hershey, Conservation Agent  
Town of Walpole Conservation Commission  
135 School Street  
Walpole, MA 02081  
email: [sackley@walpole-ma.gov](mailto:sackley@walpole-ma.gov)  
email: [lhershey@walpole-ma.gov](mailto:lhershey@walpole-ma.gov)

**Legal Representative:** Amy E. Kwesell, Esq.  
KP Law, P.C.  
101 Arch Street, 12<sup>th</sup> Floor  
Boston, MA 02110  
email: [akwesell@k-plaw.com](mailto:akwesell@k-plaw.com)



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

315-1286

MassDEP File Number

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
And the Town of Walpole Wetland Protection Bylaw

Document Transaction Number

Walpole

City/Town

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

315 & 319 Summer Street

a. Street Address

Walpole

b. City/Town

02071

c. Zip Code

Latitude and Longitude:

56; 56

f. Assessors Map/Plat Number

42.0980757

d. Latitude

-71.2751941

e. Longitude

89; 90

g. Parcel /Lot Number

2. Applicant:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

2 Warthin Circle

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

617-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

See attached owner authorization forms.

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Mitch

a. First Name

Maslanka

b. Last Name

Goddard Consulting LLC

c. Company

291 Main Street, Suite 8

d. Street Address

Northborough

e. City/Town

MA

f. State

01532

g. Zip Code

506-615-2041

h. Phone Number

i. Fax Number

mitch@goddardconsultingllc.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,450+\$1,675 (Bylaw)

a. Total Fee Paid

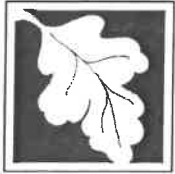
\$712.50

b. State Fee Paid

\$737.50+\$1,675 (Bylaw)

c. City/Town Fee Paid





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

The scope of this Notice of Intent (NOI) is to obtain approval to construct the extension of Warwick Road, associated water and sewer utility line infrastructure, and a stormwater drainage basin. Separate NOIs will be submitted for the two single-family houses (and appurtenant driveways/utilities).

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                          |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure      |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                     |
| 9. <input type="checkbox"/> Other                                     |  |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Norfolk ; Norfolk

a. County

b. Certificate # (if registered land)

31530 ; 34904 (respectively)

0313 ; 0062 (respectively)

c. Book

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:  
 315-1286

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Bank	+/- 12 LF (temporary) 1. linear feet	+/- 12 LF (temporary) 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	+/- 598 SF 1. square feet	+/- 598 SF 2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	+/- 65 SF 1. square feet  3. cubic yards dredged	+/- 65 SF 2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet  3. cubic feet of flood storage lost	2. square feet  4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet  2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

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And the Town of Walpole Wetland Protection Bylaw

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

\_\_\_\_\_ a. square feet of BVW \_\_\_\_\_ b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_ a. number of new stream crossings \_\_\_\_\_ b. number of replacement stream crossings



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

315-1286

MassDEP File Number

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**C. Other Applicable Standards and Requirements**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

- 2021 \_\_\_\_\_  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

- 1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

- 2.  Assessor's Map or right-of-way plan of site

- 2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

315-1286

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
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**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3.  Separate MESA review completed.  
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
 the Cape & Islands:

North Shore - Hull to New Hampshire border:

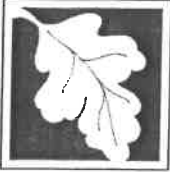
Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

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 And the Town of Walpole Wetland Protection Bylaw

Document Transaction Number

Walpole

City/Town

**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC \_\_\_\_\_
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

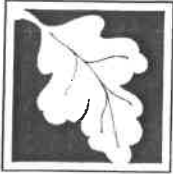
**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:  
315-1286

MassDEP File Number

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
And the Town of Walpole Wetland Protection Bylaw

Document Transaction Number

Walpole

City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BWV and other resource area boundary delineations (MassDEP BWV Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Definitive Subdivision Plan, "Warwick Road Extension", A 2-Lot Single Family Residential Subdivision, Walpole, Massachusetts

a. Plan Title

GLM Engineering Consultants, Inc.

Robert Truax

b. Prepared By

c. Signed and Stamped by

Revised – 01/19/2023

1" = 40'

d. Final Revision Date

e. Scale

Stormwater Management Report, GLM Engineering Consultants, Inc.

1/19/2023

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1859

4/04/20233

2. Municipal Check Number

3. Check date

1860

4/04/2023

4. State Check Number

5. Check date

Wall Street Development Corp.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:  
315-1286

MassDEP File Number

### WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
And the Town of Walpole Wetland Protection Bylaw

Document Transaction Number

Walpole

City/Town

### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

<i>Russ Petruzzi</i>	04/29/2024
1. Signature of Applicant	2. Date
<i>Russ Petruzzi, Authorized Agent</i>	04/29/2024
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

315 & 319 Summer Street

a. Street Address

Walpole

b. City/Town

\$712.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

2 Warthin Circle

d. Mailing Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

617-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

3. Property Owner (if different):

See attached owner authorization forms.

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees (continued)**

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
4a) Crossing for development	1	\$1,450	\$1,450

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$1,450</u>
State share of filing Fee:	<u>\$712.50</u>
City/Town share of filing Fee:	<u>\$737.50</u>
	<u>\$12.50</u>

**C. Submittal Requirements**

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office (see Instructions):** Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**DEFINITIVE SUBDIVISION PLAN  
WARWICK ROAD EXTENSION  
PROPERTY OWNERS  
APRIL 29, 2024**

Property Address

Owner

315 Summer Street

Roger Bowles and Thi Bowles

319 Summer Street

Dwaine Elijah Devonish-Daye

**SELECT BOARD**

Allyson Hamilton, Chair  
Mark Gallivan, Vice Chair  
Benjamin Barrett, Clerk  
James O'Neil  
Glenn Maffei



Walpole Town Hall  
135 School Street  
Walpole, MA 02081  
Phone (508) 660-7277

TO: Carl Balduf, Town Engineer  
FROM: Aoife Kelly, Executive Assistant  
DATE: September 27, 2023  
SUBJECT: Warwick Road Street Opening Permit

At their meeting of September 26, 2023, the Select Board voted (4-0-0) to permit Wall Street Development to construct and improve Warwick Road from Wall Street to its endpoint at Station 9 + 21.73, at its sole effort and expense, upon the issuance of a street opening permit by the Town Engineer determining the appropriate level of construction for a public Town way in this location and with such conditions as the Town Engineer may in his discretion impose commensurate to the work to be performed and consistent with Sections 401 and 402 of the Select Board Policies and Procedures, provided, however, that no work shall be performed within the limits of the way until all requisite permits and approvals have been obtained for the entirety of the project, and the Town Engineer has verified that the work will meet the requirements of such permits and approvals, including but not limited to the Planning Board's requirements for subdivision approval and such requirements as the Conservation Commission may impose, and such authorization from private property owners as may be required.

Furthermore, the Board places the following conditions on said permit:

- Prior to any work occurring the Town engineer and Town Administrator will establish a performance security for the work. Once the work is completed the Town Engineer will inform the Board that the work is done and the board may vote to accept the work and then release the surety.
- The plans submitted to the Board show a sidewalk in the culdesac. The applicant will work with the Town to tie in the new sidewalk to the existing one and make any improvements necessary as determined by the Town Engineer to the existing sidewalks.
- Authorize the Town Administrator to sign an Notice of Intent application to the Conservation Commission once the applicant has reimbursed the Town for all legal costs, issued payments for any fines and fees levied by against the applicant by the Town for the any items associated with this application, the NOI and the Planning Board's consideration of the subdivision approval.
- The applicant is currently proposing work on private property located at 7 Wall St. The applicant will provide written approval from the owner of 7 Wall St. that demonstrates that the applicant is allowed to work on this property prior to issuance of a street opening permit.

The Board is respectfully requesting that you provide a copy this decision to the applicant and ensure that all the above conditions have been met prior to issuance of the permit. Should you require anything further from this office please do not hesitate in reaching out.



**WALL STREET DEVELOPMENT CORP.**  
**REAL ESTATE DEVELOPERS**

January 25, 2023

Mr. Carl Balduf, Town Engineer  
Town of Walpole  
135 School Street  
Walpole, MA 02081

RE: Application to Permit Work in a Public Way – Warwick Road  
Definitive Subdivision Plan Entitled “Warwick Road Extension” Revised January 19, 2023

Dear Carl:

In accordance with your letter dated December 24, 2022 regarding the Application to Permit Work in Warwick Road, please find the following documents:

1. Application to Permit Work in a Public Way dated January 25, 2023 with Dig Safe Number and \$5,000 Street Opening Bond;
2. Certificate of Insurance issued to Hugo Equipment, Inc.
3. Worker’s Compensation Affidavit with Certificate of Insurance;
4. Application for Drainlayer’s License with required \$5,000 bond; and
5. Revised Definitive Subdivision Plan dated January 19, 2023.

It is believed the above documents provided complete the Application to Permit Work in a Public Way as outlined in your letter of December 24, 2022.

As you are aware, approval of the subdivision plan is being reviewed by the Walpole Planning Board and Conservation Commission. Attached for your further reference is a copy of the latest revised subdivision plans dated January 19, 2023. A hard copy of the above items will be delivered to your office.

Thank you for your attention in this matter. Please advise if there are any questions or need for additional information regarding this Application.

Sincerely,

**WALL STREET DEVELOPMENT CORP.**

  
Louis Petrozzi, President

cc. Rick Mattson – Director – Walpole DPW  
Jim Johnson – Walpole Town Administrator  
Rob Truax – GLM Engineering Consultants, Inc.

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



**TOWN OF WALPOLE**  
**PERMIT TO WORK WITHIN A PUBLIC WAY**



Check No. 1429

Date 6/25/23 Permit No. \_\_\_\_\_

Contractor's  
Name Hugo Equipment, Inc. Dig Safe No. 2023-0402747

Street  
Address 20 Delapa Rd. Town Walpole zip code 02071

Contractor's  
Cell No. 508-294-5050 Emergency  
After Hours No. \_\_\_\_\_

Location  
Of work WARWICK Rd. (END) Nature  
of Work UTILITY + PAVING CONSTRUCTION

Project State date 5/1/2023 Plan Attached YES  NO \_\_\_\_\_

Police Detail required (circle one) YES  NO \_\_\_\_\_

Officer's Signature \_\_\_\_\_

\*\*\*\*\*

Board of Selectment approval needed YES \_\_\_\_\_ NO \_\_\_\_\_

Permit Approved by Engineering Dept. DATE \_\_\_\_\_

Inspected By \_\_\_\_\_ DATE \_\_\_\_\_

**WALL STREET DEVELOPMENT CORP.**

P.O. BOX 272  
WESTWOOD, MA 02090-0272  
TEL. (781) 490-0306

1429

Needham Bank

53-7353/2113



11/28/2022

PAY TO THE  
ORDER OF

Walpole - Town of

One Hundred and 00/100\*\*\*\*\*

\$ \*\*100.00

Walpole - Town of  
135 School Street  
Walpole, MA 02081

DOLLARS

MEMO

Warwick Road - Street opening Permit

*Chris Peters*  
AUTHORIZED SIGNATURE

⑈001429⑈ ⑈24373539⑈

591693504⑈

Security features. Details on back.

WESTERN SURETY COMPANY • ONE OF AMERICA'S OLDEST BONDING COMPANIES



Effective Date: January 20th, 2023

# Western Surety Company

## LICENSE AND PERMIT BOND

KNOW ALL PERSONS BY THESE PRESENTS:

Bond No. 66516713

That we, Hugo Equipment Inc

of South Walpole, State of Massachusetts, as Principal,  
and WESTERN SURETY COMPANY, a corporation duly licensed to do surety business in the State of  
Massachusetts, as Surety, are held and firmly bound unto the

Town of Walpole, State of Massachusetts, as Oblige, in the penal  
sum of Five Thousand and 00/100 DOLLARS ( \$5,000.00 ),  
lawful money of the United States, to be paid to the Oblige, for which payment well and truly to be made,  
we bind ourselves and our legal representatives, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the Principal has been  
licensed Street Opening Town of Walpole

by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply  
with the laws and ordinances, including all amendments thereto, pertaining to the license or permit  
applied for, then this obligation to be void, otherwise to remain in full force and effect until  
January 20th, 2024, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing, by First Class  
U.S. Mail, to the Oblige and to the Principal at the address last known to the Surety, and at the expiration  
of thirty-five (35) days from the mailing of said notice, this bond shall ipso facto terminate and the Surety  
shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said  
date. Regardless of the number of years this bond shall continue in force, the number of claims made  
against this bond, and the number of premiums which shall be payable or paid, the Surety's total limit of  
liability shall not be cumulative from year to year or period to period, and in no event shall the Surety's total  
liability for all claims exceed the amount set forth above. Any revision of the bond amount shall not be  
cumulative.

Dated this 20th day of January, 2023.



Hugo Equipment Inc

Principal

WESTERN SURETY COMPANY

By Paul T. Briffat

Paul T. Briffat, Vice President

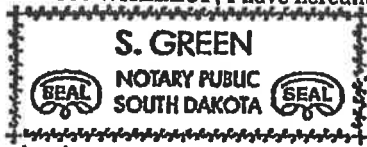


STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

ACKNOWLEDGMENT OF SURETY  
(Corporate Officer)

On this 20th day of January, 2023, before me, the undersigned officer, personally appeared Paul T. Bruflat, who acknowledged himself to be the aforesaid officer of WESTERN SURETY COMPANY, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



My Commission Expires: February 12, 2027

*S. Green*  
Notary Public — South Dakota

ACKNOWLEDGMENT OF PRINCIPAL  
(Individual or Partners)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared \_\_\_\_\_, known to me to be the individual described in and who executed the foregoing instrument and acknowledged to me that he executed the same.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL  
(Corporate Officer)

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, before me personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he/she as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public



License or Permit No. \_\_\_\_\_  
LICENSE AND PERMIT BOND As \_\_\_\_\_  
of \_\_\_\_\_  
State of \_\_\_\_\_  
Name of Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
Filed \_\_\_\_\_  
Approved this \_\_\_\_\_ day of \_\_\_\_\_

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Street Opening Town of Walpole

bond with bond number 665167.3

for Hugo Equipment Inc  
as Principal in the penalty amount not to exceed: \$ 5,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 20th day of January, 2023.

ATTEST

L. Bauder  
L. Bauder, Assistant Secretary

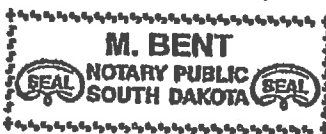
WESTERN SURETY COMPANY  
By Paul T. Bruflat  
Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss



On this 20th day of January, 2023, before me, a Notary Public, personally appeared Paul T. Bruflat and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires March 2, 2026

M. Bent  
Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.



**Affidavit of Service**  
**Under the Massachusetts Wetlands Protection Act &**  
**Walpole Wetlands Protection Bylaw**

I, Louis Petrozzi, hereby certify under pains and penalties of perjury that on April 30, 2024, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in the connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act and the Walpole Wetlands Protection Bylaw, by Wall Street Development Corp. with the Walpole Conservation Commission on April 30, 2024 for property located off Warwick Road, Assessors Map 56, Lot 89 and 90.

The form of notification and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

  
Signature

4/30/24  
Date

**NOTIFICATION TO ABUTTERS UNDER THE  
MASSACHUSETTS WETLANDS PROTECTION ACT  
CHAPTER 131, SECTION 40**

**AND**

**THE TOWN OF WALPOLE WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Walpole Wetlands Protection Bylaw, you are hereby notified of the following:

Wall Street Development Corp. (Applicant) has filed a Notice of Intent with the Walpole Conservation Commission for review of the following activity:

Description of Project: Construction of a proposed 2-lot residential subdivision on 4.76 +/- acres of Warwick Road in Walpole, MA. Said activity and construction includes the installation of roadway infrastructure, utilities, stormwater management and related site work.

The location of the proposed activity is off Warwick Road  
Assessors Map: 56 Lot 89, Map 56, Lot 90

Street address: 315 – 319 Summer Street

Copies of the filing may be examined at the Walpole Conservation Commission office during their normal business hours (please call 508-660-7253) OR at the following Applicant or representative name:

Louis Petrozzi, President, Wall Street Development Corp.

Address: Two Warthin Circle, Norwood, MA 02062

Phone number: 617-922-8700

Questions regarding the filing may be directed to the Conservation Commission at 508-660-7253 or the Applicant's representative (Please see above)

The public hearing will be held at the Walpole Town Hall, 135 School Street, Walpole, MA 02081. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in the Hometown Weekly – Walpole Edition
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Southeast Regional Office at (508) 946-2836.

TOWN OF WALPOLE  
2024 MAR -7 AM 9:18  
RECEIVED  
BOARD OF ASSESSORS



CONSERVATION COMMISSION  
TOWN HALL  
135 School Street  
Walpole, MA 02081  
Phone (508) 660-7268

## CERTIFIED ABUTTERS LIST REQUEST

Date: 3/7/2024

I request an abutter's list within 300 feet of the site of intent for the CONSERVATION COMMISSION.

Name of Applicant: Wall Street Development Corp  
Address: P.O. Box 272 Westwood, MA 02090  
Telephone: 617-922-8700  
Location: 315-319 Summer St. MAP 50 PARCEL 89 + 90  
56

I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors, for this list. However, if an abutter's list is required by the Board of Appeals, this same list may be used by the Conservation Commission. The list may take up to 2 weeks to generate.

Received by Assessors - Date: \_\_\_\_\_  
TIME: \_\_\_\_\_



Board of Assessors  
John R. Fisher, Chair  
Richard J. Zaccaro, Clerk  
Denise A. Ellis, Member

TOWN OF WALPOLE  
Commonwealth of Massachusetts  
Phone (508) 660-7315 Fax (508) 906-3598  
E-mail: Assessors@walpole-ma.gov

Town Hall  
135 School Street  
Walpole, MA 02081

March 11, 2024

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2024; for FY 24.

The land being shown on the Assessors Map for the Town of Walpole as the following:

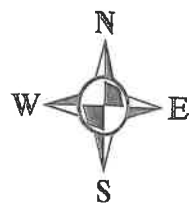
Owner: Devonish-Daye Dwaine Elijah  
Parcel: 56/89 Address: 319 Summer Street

Owner: Bowles Roger A & Thi  
Parcel: 56/90 Address: 315 Summer Street

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property lines.

Dennis J. Flis  
Director of Assessing  
Attachments

56/89, 56/90



<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT/ROAD</b>		<b>LOCATION</b>	
DEVONISH-DAYE DWAIN ELLIAH		1 Level		2 Public Water		1 Paved		2 Suburban	
319 SUMMER ST		4 Rolling		3 Public Sewer					
S WALPOLE MA 02071		All Prcl ID		Attached Document		Plans		Assoc Pid#	
Building Address:		Census 4111:							
319 SUMMER ST		Old ID 1-B							
		Lot # 2.9800							
		Photo							
		GIS ID F_717085_2861006							

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U</b>		<b>V/I</b>		<b>SALE PRICE</b>		<b>VC</b>	
DEVONISH-DAYE DWAIN ELLIAH		34904		0062		Q		I		707,000		00	
CONNORS STEPHEN J		32232		0566		U		I		1		1F	
CONNORS STEPHEN J & NANCY		07016		0098						0			

<b>EXEMPTIONS</b>		Amount		Description		Number		Amount		Comm Int	
Year		Code		Code		Description		Number		Amount	
Total		0.00									

<b>ASSESSING NEIGHBORHOOD</b>		Amount		Description		Batch	
Nbhd		B		Tracing			
0050							

ADDITION 10% 7/04  
100% 7/05 EST

**NOTES**

<b>BUILDING PERMIT RECORD</b>		Amount		% Comp		Date Comp		Comments	
Permit Id		Issue Date		Type		Description		Amount	
21-BR-351		08-10-2021		RS		Residential		20,680	
178		07-01-2008		RS		Residential		13,000	
94		03-08-2004		RS		Residential		25,000	
		04-28-2009		100		PHOTOVOLTAIC SOLAR,29 P		ADDITION	
		06-15-2005		100		ADDITION		ADDITION	

<b>LAND LINE VALUATION SECTION</b>		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj	
B Use Code		Description		Zone		Land Type		Land Units		Land Units		Adj	
1		One Family		R		R		43,560 SF		0050		1.100	
1		One Family		R		R		1,980 AC		EXAC		1.000	
Total Card Land Units		2.98 AC		Parcel Total Land Area		2.98		Parcel Total Land Area		2.98		Parcel Total Land Area	

<b>APPRaised VALUE SUMMARY</b>		Appraised Bldg. Value (Card)		631,300	
		Appraised Xf (B) Value (Bldg)		3,300	
		Appraised Ob (B) Value (Bldg)		0	
		Appraised Land Value (Bldg)		365,000	
		Special Land Value		0	
		Total Appraised Parcel Value		999,600	
		Valuation Method		C	
Total Appraised Parcel Value		999,600		Total	

<b>PREVIOUS ASSESSMENTS (HISTORY)</b>		Assessed		Year		Code		Assessed V		Year		Code		Assessed	
Year		Code		Assessed		Year		Code		Assessed		Year		Code	
2024		1010		634,600		2023		1010		580,300		2022		1010	
2023		1010		365,000		2022		1010		319,300		2021		1010	
Total		999,600		Total		899,600		Total		999,600		Total		809,500	

<b>VISIT / CHANGE HISTORY</b>		Date		Id		Type		Is		Cd		Purpos/Result	
Date		Id		Type		Is		Cd		Purpos/Result		Purpos/Result	
07-07-2022		DF		BP		Building Permit		BP		Building Permit		BP	
04-28-2009		KE		BP		Building Permit		BP		Building Permit		BP	
06-15-2005		PF		BP		Building Permit		BP		Building Permit		BP	
06-02-2004		PF		BP		Building Permit		BP		Building Permit		BP	

<b>LOCATION ADJUSTMENT</b>		Location Adjustment		Adj Unit P		Land Value	
1.0003		7.47		325,400		39,600	
1.0000		20,000		365,000		365,000	
Total Land Value		Total Land Value		Total Land Value		Total Land Value	



<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT / ROAD</b>	<b>LOCATION</b>
BOWLES ROGER A & THI	315 SUMMER ST	1 Level 4 Rolling	2 Public Water 3 Public Sewer	1 Paved	2 Suburban
<b>SUPPLEMENTAL DATA</b>					
Alt Prcl ID	4111:	Attached Document			
Census Old ID	1-A	Plans			
Lot #	4.2200	Assoc Pid#			
Photo					
GIS ID	F_717256_2861078				

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>QU / VI</b>	<b>SALE PRICE</b>	<b>VC</b>
BOWLES ROGER A & THI	31530	0313	07-09-2013	Q I	450,000	00
CONNOLLY THOMAS A & JANE M	06443	0032			0	

<b>EXEMPTIONS</b>		<b>Amount</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>
Year	Code				
<b>Total</b>		0.00			

<b>ASSESSING NEIGHBORHOOD</b>		<b>Amount</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>
Nbhd	Nbhd Name				
0050	B		Tracing		

1 HCAP BATH  
HCAP RAMP TO REAR  
20 FOOT SEWER EASEMENT THRU PARCEL  
FROM WARWICK ROAD

<b>BUILDING PERMIT RECORD</b>		<b>Amount</b>	<b>Insp Date</b>	<b>% Comp</b>	<b>Date Comp</b>	<b>Comments</b>		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
32	02-13-2008	RS	Residential	3,369	05-30-2008	100		WINDOWS
395	11-06-2007	RS	Residential	60,000	05-30-2008	100		ADDITION
	12-01-1982	RS	Residential	72,000		100		DWELLING

<b>LAND LINE VALUATION SECTION</b>		<b>Land Units</b>	<b>Unit Price</b>	<b>Size Adj</b>	<b>Site Index</b>	<b>Cond.</b>	<b>Nbhd.</b>	<b>Nbhd. Adj</b>	<b>Notes</b>		
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1010 One Family	R		43,560 SF	6.79	1.00000	5	1.00	0050	1.100	
1	1010 One Family	R		3,220 AC	20,000.00	1.00000	5	0.75	EXAC	1.000	EASEMENT/TOPO
<b>Total Card Land Units</b>				4.22 AC							
<b>Parcel Total Land Area</b>				4.22							

<b>PREVIOUS ASSESSMENTS (HISTORY)</b>		<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	
<b>Total</b>				797,000			797,000				
2024	1010	423,300	2023	1010	395,100	2022	1010	348,300	2021	1010	301,400
<b>Total</b>		797,000		722,500			649,700				

This signature acknowledges a visit by a Data Collector or Assessor

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 418,800  
 Appraised Xf (B) Value (Bldg) 3,500  
 Appraised Ob (B) Value (Bldg) 1,000  
 Appraised Land Value (Bldg) 373,700  
 Special Land Value 0  
 Total Appraised Parcel Value 797,000  
 Valuation Method C

**VISIT / CHANGE HISTORY**

Total Appraised Parcel Value 797,000

55/ 84/ / /  
AHERN SEAN S & REBEKAH K  
8 STONY BROOK RD  
S WALPOLE, MA 02071

55/ 83/ / /  
COLACCHIO CAITLIN M  
6 STONY BROOK RD  
S WALPOLE, MA 02071

56/ 105/ / /  
JINGOZIAN MARIA C & ROBERT  
10 WARWICK ROAD  
S WALPOLE, MA 02071

56/ 93/ / /  
JOHANSEN TIMOTHY JAMES &  
ALYSSA  
TIMOTHY JAMES JOHANSEN LIVING  
TR  
301 SUMMER ST  
S WALPOLE, MA 02071

56/ 111/ / /  
PELUSO JAMES F JR & KRISTEN M  
6 WALL ST  
S WALPOLE, MA 02071

56/ 104/ / /  
BINDAS RANDOLPH & KATHRYN W  
8 WARWICK ROAD  
S WALPOLE, MA 02071

56/ 92/ / /  
PUOPOLO CARMEN R & JOANN  
307 SUMMER ST  
S WALPOLE, MA 02071

55/ 26/ / /  
PRICE ALEXANDER C & SNYDER  
REBEC  
326 SUMMER ST  
S WALPOLE, MA 02071

56/ 80/ / /  
MUCCIARONE DAVID P & JEANNE E  
290 SUMMER ST  
S WALPOLE, MA 02071

56/ 118/ / /  
MALONEY JOHN P & KRISTINE J  
9 OLD WINTER ST  
S WALPOLE, MA 02071

55/ 80/ / /  
FLORES EDWARD O  
DOOLEY MARISSA N  
89 WINTER ST  
WALPOLE, MA 02081

56/ 107/ / /  
GURURAJ RAMANAN V &  
SEDAMBI PADMAJA  
5 WALL ST  
S WALPOLE, MA 02071

56/ 109/ / /  
MEIGHAN PAUL F & DEBRA A  
1 WALL ST  
S WALPOLE, MA 02071

56/ 106/ / /  
KELLY STEPHEN P & JEAN E  
7 WALL ST  
S WALPOLE, MA 02071

56/ 110/ / /  
CAMPBELL BRENDAN F &  
LAMARQUE RENEE J  
4 WALL ST  
S WALPOLE, MA 02071

56/ 108/ / /  
QUINTILIANI MARIA TR  
MARIA QUINTILIANI REVOCABLE  
TRUS  
3 WALL ST  
S WALPOLE, MA 02071

55/ 85/ / /  
DANESCO ALEX M & RILEY AMY D  
9 STONY BROOK RD  
S WALPOLE, MA 02071

56/ 91/ / /  
JINGOZIAN ROBERT & MARIA  
10 WARWICK RD  
S WALPOLE, MA 02071

56/ 90/ / /  
BOWLES ROGER A & THI  
315 SUMMER ST  
S WALPOLE, MA 02071

55/ 79/ / /  
REILLY SCOTT T & JENNIFER D  
323 SUMMER ST  
S WALPOLE, MA 02071

56/ 89/ / /  
DEVONISH-DAYE DWAIN ELIJAH  
319 SUMMER ST  
S WALPOLE, MA 02071

56/ 81/ / /  
WAITEKUS JOSEPH & MARCIA  
4 COMSTOCK WAY  
S WALPOLE, MA 02071

56/ 82/ / /  
NELLIGAN JAMES R &  
MEYERS-NELLIGAN KAREN C  
8 COMSTOCK WAY  
S WALPOLE, MA 02071

56/ 88/ / /  
MOLLES JEFFREY & ELITSA  
7 COMSTOCK WAY  
S WALPOLE, MA 02071

55/ 79/ 1/ /  
GUTIERREZ JOSE RAFAEL & LESLIE  
M  
7 BOYDEN LN  
S WALPOLE, MA 02071

55/ 79/ 2/ /  
TUBBS ROBERT J  
11 BOYDEN LN  
WALPOLE, MA 02081

55/ 79/ 3/ /  
MOSES TIMOTHY J & KERI C  
15 BOYDEN LANE  
S WALPOLE, MA 02071

55/ 78/ 3/ 1

MILLS JALEN  
16 BOYDEN LN  
S WALPOLE, MA 02071

55/ 78/ 4/ 1

MILLS JALEN  
16 BOYDEN LN  
S WALPOLE, MA 02072

56/ 79/ 2/ 1

260 SUMMER ST INVESTMENT LLC  
220 RESERVOIR ST  
NEEDHAM, MA 02494

55/ 27/ 1/ 1

SPILLANE MARK R &  
HURLEY SUSAN G  
330 SUMMER ST  
S WALPOLE, MA 02071

55/ 78/ 1/ 1

OBRIEN JAMES D & LINDA E TRS  
J & L OBRIEN FAMILY REALTY  
TRUST  
P O BOX 171  
S WALPOLE, MA 02071

55/ 78/ 1/ 1

WEATHERBEE ADAM & KIMBERLY  
6 BOYDEN LANE  
WALPOLE, MA 02081

55/ 78/ 2/ 1

DESMARTEAUX CHRISTIAN &  
KATELYN  
8 BOYDEN LN  
S WALPOLE, MA 02071



**WALL STREET DEVELOPMENT CORP.**  
**REAL ESTATE DEVELOPERS**

July 3, 2021

Mr. Roger Bowles  
Ms. Thi Bowles  
315 Summer Street  
Walpole, MA 02071

RE: Property at 315 Summer Street - Walpole, MA  
Purchase and Sale Agreement dated November 12, 2020

Dear Mr. and Mrs. Bowles:

This letter is to confirm that you have entered into a purchase and sale agreement with Wall Street Development Corp. ("Wall Street") dated November 12, 2020 for the property at 315 Summer Street in Walpole, MA (the "Agreement"). In connection with the Agreement, Wall Street is to make application to the town of Walpole Planning Board, Zoning Board of Appeals and/or Conservation Commission, along with other municipal departments, seeking approval of permits and approvals develop this property.

This letter shall authorize Wall Street, or Wall Street's agents, to execute any applications on your behalf, as the property owner, and any other documents reasonably necessary or required in order to obtain the required approvals from the Walpole Planning Board, Zoning Board of Appeals and/or Conservation Commission or any other municipal or state permits. Copies of any such applications executed on your behalf and any associated plans will be forwarded to you for your records. To evidence your authorization, it would be appreciated if you would acknowledge so in the space provided below and return a signed copy to Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090 or by email at [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com).

Thank you for your attention in this matter. Should you have any questions, please do not hesitate to contact my office.

Sincerely,

WALL STREET DEVELOPMENT CORP.

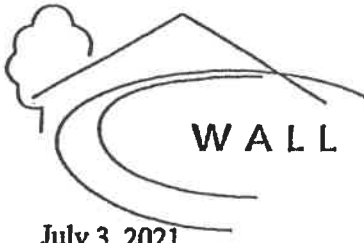
*Louis Petrozzi*  
Louis Petrozzi, President

The above stated authorization is hereby acknowledged and agreed

*Roger Bowles*  
Roger Bowles

*Thi Bowles*  
Date Thi Bowles Date

P.O. BOX 272, WESTWOOD, MA 02090  
TEL. 781-440-0806 FAX 607-928-8700  
EMAIL [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)



WALL STREET DEVELOPMENT CORP.  
REAL ESTATE DEVELOPERS

July 3, 2021

Mr. Dwaine Elijah Devonish-Daye  
319 Summer Street  
Walpole, MA 02071

RE: Property at 319 Summer Street - Walpole, MA  
Purchase and Sale Agreement dated November 12, 2020

Dear Mr. Devonish-Daye:

This letter is to confirm that you have entered into a purchase and sale agreement with Wall Street Development Corp. ("Wall Street") dated November 12, 2020 for the property at 319 Summer Street in Walpole, MA (the "Agreement"). In connection with the Agreement, Wall Street is to make application to the town of Walpole Planning Board, Zoning Board of Appeals and/or Conservation Commission, along with other municipal departments, seeking approval of permits and approvals develop this property.

This letter shall authorize Wall Street, or Wall Street's agents, to execute any applications, on your behalf, as the property owner, and any other documents reasonably necessary or required in order to obtain the required approvals from the Walpole Planning Board, Zoning Board of Appeals and Conservation Commission or any other municipal or state permits. Copies of any such applications executed on your behalf, along with any plans filed accompanying such applications, will be forwarded to you for your records. To evidence your authorization, it would be appreciated if you would acknowledge so in the space provided below and return a signed copy to Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090 or by email at [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com).

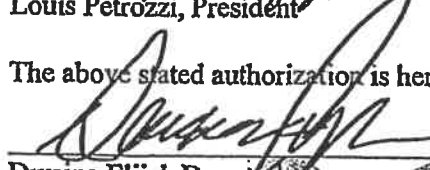
Thank you for your attention in this matter. Should you have any questions, please do not hesitate to contact my office.

Sincerely,

WALL STREET DEVELOPMENT CORP.

  
Louis Petrozzi, President

The above stated authorization is hereby acknowledged and agreed.

  
Dwaine Elijah Devonish-Daye

P.O. BOX 272 WESTWOOD MA 02090

TEL: 781-440-0306 CELL: 617-922-3700

EMAIL: [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)

[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)

