



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

HAND DELIVERED

September 25, 2023

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

RE: Comprehensive Permit - M.G.L. c. 40B - dated May 15, 2023 – Conditions of Approval
Union Square Village (a/k/a The Residences of Burns Avenue)

Dear Mr. Chairman:

In accordance with the above referenced Comprehensive Permit, enclosed for the Board's reference are the documents required to be submitted prior to the commencement of construction on the Project. These documents and the related conditions of approval are identified in the attached Exhibit I – Required Pre-Construction Documents. In addition, these documents have been delivered to the Walpole Building Commissioner and Economic Development Director.

At this time, a minor modification is also requested to change the name of the project to "Union Square Village"

Thank you for the Board's attention in this matter. Should there be any additional documents or other information needed, please do not hesitate to contact me.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

cc. Rob Truax - GLM Engineering Consultants, Inc.
Jay Talerman, Esq. – Mead, Talerman and Costa LLC
Patrick Deschenes – Walpole Economic Development Director
James Crowley – Walpole Building Commissioner

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EXHIBIT I
PRE-CONSTRUCTION DOCUMENTS
CHAPTER 40B COMPREHENSIVE PERMIT DATED MAY 15, 2023
UNION SQUARE VILLAGE – 20 LOT SUBDIVISION
(A/K/A THE RESIDENCES AT BURNS AVENUE)

APPLICANTS:
WALL STREET DEVELOPMENT CORP.
AND UNION SQUARE DEVELOPMENT LLC

SEPTEMBER 25, 2023

Submission Requirements - Prior to any Construction on the Site:

1. Condition A.13. a: Copy of the Comprehensive Permit recorded with the Norfolk Registry of Deeds
2. Condition A.13. c: Landscape Plan
3. Condition A.13. d: Final Engineering Drawings and Plans – Not Included
4. Condition C.1.a: Deliver a check in the amount of \$5,000.00 to be used for the Board to retain outside experts for technical and legal reviews and inspections. To be delivered at pre-construction meeting.
5. Condition C.1.b: Obtain a National Pollution Discharge Elimination System (NPDES) Permit from EPA. Deliver a copy of SWPP to the Board submitted with filing.
6. Condition C.1.c: Provide recording information of Superseding Order of Conditions.
7. Condition C.1. d.: Determine cuts and fills needed for the Project and provide such information to the Board, signed by a registered (Civil) Engineer of record.
8. Condition C.1.e.: Construction Management Plan
 - a. Dust Control Measures
 - b. Fill delivery schedule
 - c. Stockpiling areas
 - d. Material Safety Data Sheet for any materials brought onto the site and used on site
 - e. Health and safety plan ensuring disturbance and stock piling of potentially contaminated soils on site
 - f. A plan for sampling, testing, and covering disturbed and stockpiled soils and materials on site and/or transfer off-site
 - g. 24-Hour contact person
 - h. Construction schedule outlining entire development of the project
 - i. Site Specific Safety Plan with emergency contacts

9. Condition E.1: The applicant and the site general contractor shall attend a preconstruction conference with the building inspector and other town staff – Awaiting Response from the Building Commissioner.
10. Condition E.23: Prior to the commencement of any work on the site, the Applicant and the site general contractor shall submit a plan indicating soil, debris, and other deleterious materials to be removed as well as materials to be brought into the Property including soil, stone, gravel, pipe, drainage structures, riprap, sand, loam, mulch, etc.
 - a. Estimated delivery schedule
 - b. Quantities of said materials
11. Condition E.24: Prior to commencement of any work on the site, the Applicant and site general contractor shall submit a dust mitigation plan and air quality management plan
12. Condition E.28: Submit a trucking routes plan