

CONNOR & HILLIARD, P.C. (Est. 1978)
Attorneys At Law
1350 Main Street
Walpole, Massachusetts 02081

James T. Hilliard
Alan B. Almeida
Michael T. Porter
Michael C. Boyne
Jessica L. Deratzian
Brian C. Almeida

Telephone
(508)668-4774

Sender's e-mail address
briana@connhill.com

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BY ELECTRONIC MAIL

Patrick Deschenes
Director of Community & Economic Development
Walpole Town Hall
135 School Street
Walpole, MA 02081

Re: 300 Stone Street, ZBA Case #20-25

Mr. Deschenes:

Please be advised that the undersigned represents Walsh Brother Building Company, Inc. (the "Applicant") with respect to the above-referenced project (the "Project"). I have had the opportunity to review the peer review letter of GZA GeoEnvironmental, Inc. ("GZA") with respect to the Project. At the outset, my client is enthused that GZA likewise concluded that the compensatory flood storage provided by the Project complies with Section 11.3.B.2 of the Town of Walpole's ("Walpole") Zoning By-Laws (the "By-Laws"). However, I write to you and to the Zoning Board of Appeals (the "Board") to correct factual misstatements made by GZA which undoubtedly impact the remainder of GZA's secondary comments with respect to the Project.

Contrary to GZA's assertion, the entire site of the Project is not within the One Hundred (100) year floodplain (the "FP"). There is approximately 7,010 square feet that is above the FP, which constitutes Twenty-Six (26%) percent of the 300 Stone Street lot (the "Lot"), and the

proposed house to be constructed if the Project were to be approved is located predominantly in this area of the Lot. The existing site currently conveys surface flows around the area that is not within the FP, and the grading as shown will continue to convey surface flows around the proposed dwelling. Thus, it cannot be said that the Project is more detrimental to the intention of the Flood Plain District than its current conditions, particularly in light of the reality that in the this circumstance the shallow flooding depths are less than 0.5 feet in the areas that do flood.

To some extent GZA also misunderstood the flow of water onto the Lot, and the reason why certain measures were taken with respect to drainage for the Project. In an attempt to improve upon the current conditions, the Project provides channelize flow along the northerly boundary of the Lot where the street drainage from Stone Street is directed to the Lot. GZA seemingly misunderstood the intention of this mitigation technique, and also the reason for the existence and location of the proposed sediment basin (the “Basin”). The Basin was provided at the request of Walpole town officials through the conservation approval process, in an effort to curb the impact of water that is currently dumped onto the Lot from the street by a certain bituminous swale installed by Walpole. It is not the property owner’s responsibility, nor that of the Project, to mitigate Walpole’s roadway drainage that is directed onto the Lot. Notwithstanding, the Applicant addressed the situation in a manner that, according to GZA, allowed the Project to pass muster under the relevant provisions of the By-Laws.

The Applicant stands ready to provide the Board with any and all additional information that would aid them with respect to this matter.

Very truly yours,

/s/ Brian C. Almeida, Esq.