



January 18, 2024

Zoning Board of Appeals
Town of Walpole
135 School Street
Walpole, Massachusetts 02081

Dear Board Members:

On behalf of Neponset Village LLC, Coneco Engineers & Scientists (Coneco) has revised Comprehensive Permit Plans (Plans) and supporting documentation in response to the comments regarding our applications to the Walpole Zoning Board of Appeals for the proposed development Neponset Village, located at 5 Pleasant Street, Walpole, Massachusetts. This letter provides our response to comments received by Coneco through the Community & Economic Development Department.

The following section contains our responses to the comments contained in the aforementioned documents. Comments that have been addressed or resolved were excluded from this letter. As an aid to the reader, *original review comments are included in italicized text* and Coneco responses to the original comments are in plain text. ***Follow up, updated, or continued review comments are in bold italicized text*** and **Coneco responses to the follow up comments are in bold text**.

Tetra Teck – Peer Review (Sean P. Reardon, P.E.) Comment Letter 3 Dated January 17, 2023:

Fire Apparatus Turning Analysis (Sheets 9 - 10)

- 21. The analysis indicates a fire apparatus can adequately access/navigate the site with the proposed connection to Maguire Park. We recommend any decision approving a Comprehensive Permit include a condition requiring the Maguire Park connection to be constructed and operational prior to issuing a building permit.*

The applicant is amenable to a condition that requires the gravel base course of the site's access roadway and connection to Maquire Park be constructed and tested by the fire department to ensure the access is functional. Requiring that the connection is fully constructed and operational prior to a building permit places an undo burden on the construction schedule as this will limit the initial installation of foundations which typically occur ahead of placing bituminous pavement base courses.

12-06-23 Update: *Response indicates a requirement that the emergency access route be “fully constructed and operational prior to a building permit” is unreasonable and we agree. We did not intend to suggest as such but rather only seek to ensure that adequate emergency through-access is available before construction of the homes begins and is always maintained thereafter particularly during the period where timber framing is being erected on multiple units in close proximity to each other and adjacent homes without the benefit of proposed sprinklers. We recommend any condition approving a Comprehensive Permit include a condition requiring the Project to construct and maintain the proposed emergency access route as required by the Walpole Fire Department, including proposed access control gate, prior to the erection of any*

timber framing and that the Maguire Park entrance not be used for construction access or laydown.

The applicant is amendable to a similar condition if said condition allows access through Maguire Park during the Phase 1 Site Clearing and Preparation.

01-17-24 Update: Response suggests Maguire Park will be used during Site Clearing and Preparation. Given the narrowness of Maguire Park and the closeness of the homes to the street we continue to recommend the Board limit construction access to the Project's proposed entrance off Pleasant Street as shown on the Demolition and Erosion Control Plan. We see no compelling reason that any construction mobilization must be from Maguire Park.

The applicant is amendable to this condition.

Planting Plan (Sheet LP1.21)

25. *Planting Plan and Plant Schedule seem reasonable. However, no planting is proposed over most of the area behind Units 20 -24 which face the abutting residential building. We recommend the Board request the applicant to consider installing a fence or similar screening element along that property boundary due to the lack of any significant buffer and the anticipated ground level activity.*

Additional plantings are now proposed along the entirety of the property boundary behind Units 20-24.

12-06-23 Update: Plans have been revised to show a continuous hedge along the project boundary with abutting residential property and included appropriate plant selection and reasonable spacing. However, we recommend the Board consider requiring supplemental planting be provided along the western boundary of 15 Maguire Park and a portion of 12 Maguire Park to screen those areas which are impacted similarly since it's doubtful that the little existing vegetation scheduled to remain will provide adequate screening or relief.

Additional plantings have been added to the plans as requested.

01-17-24 Update: Response indicates landscape plan has been revised to address the comment however the landscape plan included with the revised submission appears to be the same as prior submission.

A revised plan is included with this submission now showing the requested additions to the planting plan.

Lighting Plan (Sheet L1.22)

26. *We did not see a Lighting Plan in the submittal materials but noticed light fixtures noted on some of the plans. We recommend the Board request the applicant to provide a Lighting/Photometric Plan indicating the proposed location and type of exterior light fixtures to be used and the anticipate light levels so any impacts on abutting parcels can be considered.*

Photometrics have been supplied with this submission.

12-06-23 Update: Site Lighting Plan (Sheet L1.22) and photometrics (also labeled Sheet L1.22) were provided and appear reasonable with one exception. We recommend lights currently proposed at the end of the access drive (Sta. 5+75) be moved to locations further inside the development and ideally near the proposed accessible spaces and ramps (Sta. 4+75) to avoid unnecessary light impact on abutting property while providing more useable light in priority areas on site.

Adjustments to the location of the lamp posts have been made as requested.

01-17-24 Update: Plans revised as requested. However, we recommend a light be added near Unit 4 to address lack of illumination in the area.

An additional light location will be added to the final construction plans as requested near Unit 4. The final construction plans will be submitted prior to construction for final review and approval.

December 6, 2023 Update

36. Having two sidewalks traversing the relatively small lawn area seems redundant and unnecessarily increases impervious cover. We recommend the applicant consider eliminating one of the sidewalks, and potentially the concrete bench pads, in the interest of maximizing available open space and flexibility for its use.

01-17-24 Update: This comment was not addressed on the Plans or responses. It remains our opinion that two sidewalks crossing the open space detracts unnecessarily from the useable open space which is already in very short supply. We recommend the Project forego the additional walk on the west side of the lawn and relocate, if not eliminate, the proposed benches. The benches seem redundant with the picnic tables and occupy otherwise useable open space.

The applicant is amendable to removing the sidewalk through the grassed open space area and the concrete bench pads as recommended by the reviewer. This modification will be made to the final construction plans. The final construction plans will be submitted prior to construction for final review and approval.

January 17, 2023 Update

37. It is our understanding the Fire Department has not accepted the emergency access proposed. Please be advised, we defer to the Fire Departments preference/requirements. Given the density proposed and the lack of any available space, any resulting access changes are likely to trigger other substantive site changes. We recommend the Project address all Fire Department requirements.

The applicant has submitted responses to the town regarding the fire department comments and is awaiting a response. Per the Fire Department's request, the applicant will remove the gate from the emergency access road. This modification will be made to the final construction plans, which will be submitted prior to construction for final review and approval.

Please feel free to contact me at (508) 697-3191 ext. 108 or ddmitruk@coneco.com if you have any questions or require additional information.

Best Regards,



Damien Dmitruk, P.E.
Principal of Engineering