



Planning and Zoning Board and Conservation Commission  
Town of Walpole  
135 School Street  
Walpole, Massachusetts 02081

Dear Board Members:

On behalf of Neponset Village LLC, Coneco Engineers & Scientists (Coneco) is pleased to submit the Comprehensive Permit Plans (Plans) and supporting documentation for the proposed development Neponset Village, located at 5 Pleasant Street, Walpole, Massachusetts. This letter provides our responses to comments from the Town of Walpole public offices.

As an aid to the reader, comments are included in *italicized* text, and Coneco responses in plain text.

**Town Engineer (Carl Balduf, P.E., P.L.S.) Comment Letter Dated July 11, 2023**

Plan Review

*Sheet 1 – Cover Sheet*

1. *Submit plans with stamps for Professional Engineer and Surveyor.*

Stamped Comprehensive Permit Plans (Plans) have been included in this submission.

2. *List the owner and title reference to the property.*

The owner and title of the property have been added to the Cover Sheet.

3. *Revise title and remove “Masshousing” and replace with “Comprehensive Permit”.*

The Plans are now titled as “Comprehensive Permit Plans”.

4. *Provide a note that indicates the following or similar wording; “Plan set is being submitted to the Town of Walpole Board of Appeals under M.G.L. Chapter 40B, Section 20-23”.*

The requested note has been added to the cover page of the Plans.

*Sheet 2 – Notes & Legend*

5. *Add to Note 7;*
  - a. *Water mains shall be Class 52 C.L.D.I.*
  - b. *Water services shall be 1” Type K Copper.*
  - c. *Sewer mains and services shall be 8” and 6” SDR 35 respectively.*

The requested addition to note 7 has been added.

6. *Move Site Development and Zoning Table to Sheet 5.*

The site development and zoning table have been moved to Sheet 6 (previously Sheet 5).

7. *Add a Note 8 including the following;*

*The following permits/licenses are required from the Walpole Department of Public Works*

- a. Sewer & Water Connection Permit (Water Dept.)*
- b. Drain Layer License (Water Dept.)*
- c. Trench Permit (Engineering Dept.)*
- d. Street Opening Permit(s) (Engineering Dept.)*

The requested note has been added.

*Sheet 3 – Existing Conditions*

8. *The plans reference and depict an easement area to be granted to the Town from Arbor Court northerly through Map 20, Lot 54 to an existing sewer easement. It is assumed this easement is intended to provide sewer and possibly water looping to Arbor Court. This should be clarified. We support this concept and request the easement be required as a Condition of Approval, that it be an Access & Utility Easement, and that a temporary easement of equal width be provided as well. The temp. easement should be worded to expire after Town utilities are installed, tested and functional.*

The proposed Access & Utility Easement for the Town from Arbor Court to the existing sewer easement has remained on the plans. The applicant is willing to accept this easement and the temporary easement as a condition of approval.

9. *Provide a second benchmark.*

Three benchmarks are provided on the Plans.

*Sheet 5 – Site Layout Plans*

10. *At the end of Maguire Park relocate proposed bar gate to the North on emergency access and provide hammerhead or as much culdesac as space may allow for DPW use in plowing, storing snow and turning around. Proposed emergency access may continue to site off hammerhead/culdesac. The area around the culdesac/hammerhead should be shown as proposed layout, dedicated and laid out as a public way by the Select Board. Note; Subject to and secondary to requests by WFD.*

A hammerhead turn around has been added at the end of Maguire Park and the bar gate has been relocated along the emergency access.

11. *Confirm with Fire Department that 16' wide access drive is acceptable (20' wide is standard).*

The fire department has provided a comment letter based on the previously submitted Masshousing Plans. Responses to those comments have been provided in this response letter. The emergency access drive is now proposed as 20' wide.

12. *Maguire Park should be reconstructed with new road base, paving and roundings/HP curb cuts after water main installation.*

The plans have been adjusted to show that Maguire Park will receive full depth pavement reconstruction including new road base, paving and roundings/HP curb cuts. It is noted that this work will occur after the water main installation.

13. *Provide vertical granite curb (Type VA4) along roundings and compliant cem. conc. HP curb cut ramps at proposed site entrance.*

The project site plans now indicate the use of vertical granite curb (Type VA4) along roundings at the development's entrances. Accessible curb cut ramps at the site entrance are proposed to be constructed with cement concrete. All other accessible ramps will be constructed of bituminous concrete to match the associated sidewalk.

14. *Reconstruct sidewalks on Pleasant Street between proposed entrance and Maguire Park.*

The Plans now indicate that the sidewalk bituminous pavement course along Pleasant Street between the proposed site entrance and Maquire Park will be reconstructed as requested.

15. *Show curb to curb mill and overlay from end of rounding to end of rounding on Pleasant Street at proposed site drive and at Maguire Park (for water connection).*

The Plans now indicate curb to curb mill and overlay from end of rounding to end of rounding on Pleasant Street at proposed site drive and at Maguire Park as requested.

16. *Show location of group mailbox.*

A group mailbox location has been added to the Plans.

17. *Show designated parking pullout or space for delivery vehicles.*

A delivery vehicle pull-over space has been added to the Plans.

18. *Show locations for snow storage.*

Snow storage will primarily be placed onto grassed and landscaped areas off the edge of the associated paved area. An overburden snow storage area has been added to the plans southwest of the emergency access area. During major snow events, in which snow cannot be stored on site, snow will be trucked off and disposed of in a legal manor.

19. *Show sight lines and distances on plan.*

Sight line distances have been added to the plans.

20. *Add Site Development and Zoning Table.*

The site development and zoning table have been added to Sheet 5.

#### *Sheet 6 – Grading and Drainage Plans*

21. *Proposed site drive grading must be verified. (plan quality limits review). Site drive slopes shall conform to Walpole Planning Board Subdivision Rules & Regulations Section IV-5 with 7%max.*

*slope and 1% level landing area for 50' if grade exceeds 3% (cannot analyze this with small scale plans).*

The access drive centerline profile has been added to Sheet 6 of the Plans. This profile illustrates that the centerline grade does not exceed any of the town's slope regulations.

22. *Show spot grades on HP parking stall corners, bottom and top of ramps.*

Spot grades have been added to the ADA accessible parking stall corners and at the bottom and top of ADA accessible ramps.

23. *Show roof leaders and piping to drainage /infiltration system.*

Roof leaders and associated piping to infiltration systems have been added to the Plans.

24. *Water quality unit to be installed where DMH is shown prior to entering underground infiltration system.*

The stormwater management system includes deep sump hooded catch basins which enter into isolation rows within the underground infiltration chamber system. This pre-treatment train is considered adequate under the stormwater management standards. Please refer to the project's Stormwater Management Report.

25. *This department must witness test pits, soil permeability tests, and review a stormwater management report as part of any approval. We note that the current design shows a singular discharge to abutting property from the site drainage system and we will scrutinize the rates and volumes so there is no adverse effect to the abutting property.*

Onsite test pits were performed and witnessed on 8/31/2023. The results of these tests are included in the Stormwater Management Report for this project.

26. *Provide rim, invert and pipe sizes on all drainage*

A drainage schedule including rim elevations, inverts, and pipe sizes for the stormwater management system has been added to the Plans.

27. *This office questions the practicality of two catch basin inlets serving the entire site.*

The proposed drainage system now includes a total of 6 catch basins in the parking area with a maximum of 9,278 sf going to any single catch basin.

28. *The design should accommodate separate underground infiltration systems dedicated to roof runoff. Suggested locations are south of unit 17, south of unit 18, and possibly between units 7/8. The 7/8 area and south of 17 area should have piped overflows to the west.*

Three underground infiltration systems have been added to the Plans. These systems have been designed to capture and infiltrate proposed roof runoff from the 100-year storm event without requiring an overflow. Emergency Overflows will be provided at the base of the roof drains in the event that stormwater exceeds the design thresholds.

29. *Show proposed building first floor elevations.*

The Plans now show the proposed first floor elevations.

#### *Sheet 7 – Site Utility Plans*

30. *Show looped 8" d.i. water main from where it currently ends through proposed emergency access and down Maguire Park to Pleasant Street. Maguire Park will require water main & service replacement, bypass piping, and reconstruction of base paving and aprons as previously outlined. Placement of valve/valve clusters and hydrant locations subject to review with Water Dept. and Fire Dept.*

The Plans now show a looped 8" CLDI water main through the emergency access, and replacement of the water main and services will be coordinated with the Town of Walpole Water Department as requested.

31. *Current utility layout does not appear to provide fire services to each unit/unit cluster. It should be anticipated that this will be required and that each service will require water gates and testing to 200psi.*

Fire service lines have been added to the plans with proposed gate valve locations. Final locations to be coordinated with the Town of Walpole Building, Water, and Fire Departments

32. *Provide rim/invert for proposed sewers as well inverts for each building.*

A sewer schedule has been added to the plans with design information for the sewer main and the lateral connections to the units.

33. *Relocate proposed sewer manhole connection to Town main at end of Maguire Park away from westerly property line to allow room for deep excavation.*

Connection to the Town sewer main has been reconfigured away from the property line to accommodate the construction of the connection.

#### *Detail Sheets*

34. *Utilize Town of Walpole Standard Details for water & sewer.*

The details have been revised utilizing the Town of Walpole Standard Details.

35. *Sheet 10 provide detail for inside drop SMH (5' inside diameter) at connection to existing sewer.*

A detail has been provided for the inside drop at the connection to the existing sewer line.

36. *Provide detail for infiltration system(s) showing all pertinent elevations including groundwater elevation.*

The groundwater elevations based on the witnessed test pits have been added to the infiltration facility summary table on Sheet 6.

37. *Sheet 11 provide typical section for emergency access road.*

The emergency access road will be paved. The road will utilize the same paving as the “typical pavement section” detail.

38. *Provide details for plantings, signs (hp, stop, directional fire lane etc.), light pole, gazebo, and patio.*

Additional details have been added to the Plans. Landscaping plans are also included with this submission.

### Traffic Memorandum

39. *The memorandum does not discuss pedestrian travel, however, the site design provides for internal sidewalks from the sidewalk on Pleasant Street along the entrance and continuing on both sides of the main parking access aisle in the development.*

Sidewalks exist in front of each building, and the sidewalk serving the southern grouping of buildings continues to Pleasant Street along the south side of the access road. All sidewalks will be ADA compliant.

40. *The proposed sidewalks do not continue along the proposed emergency access or along Maguire Park. Note; Maguire Park is a narrow limited ROW roadway, however, extending sidewalks may be worth consideration (also subject to abutter input).*

A sidewalk will not be provided along Maguire Park.

41. *The memorandum notes that the project site drive meets requirements for AASHTO Stopping Site Distance (SSD) but does not meet requirements for Intersection Site Distance (ISD). No discussion was provided for a remedy to improve ISD. This should be provided and if possible, implemented as the most desirable solution is to meet both criteria.*

As can be seen in Table 6 of the Bayside July 20, 2021 traffic memorandum, the SSD measurements performed at the proposed site driveway intersection with Pleasant Street indicates that the intersection exceeds the recommended minimum requirements based on the 85th percentile speeds. There is not sufficient intersection sight distance (ISD). However, in accordance with the AASHTO manual, “If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.” Accordingly, the ISD should be at least equal to the SSD, which would allow a driver approaching the minor road to safely stop. There is sufficient ISD to the south. To improve ISD to the north would require re-grading and removal of a stone wall that is within the Pleasant Street ROW.

42. *It should be noted that the report recommends a Driveway Ahead sign and that all landscaping at the site drive be set back from Pleasant Street and no greater than 3’ in height. Both items should be shown on the project plans with a detail and location for the sign as well as the sight triangle and its limitations shown on the plan.*

These details have been added to the site plans. A general note was added to the plans on the layout sheet specifying that landscaping shall not exceed 3' in height and shall be set back off the Pleasant Street edge of roadway. In addition, "Driveway Ahead" signs have been located within the Pleasant Street layout.

**Fire Department (Paul C. Barry, Deputy Fire Chief) Comment Letter Dated August 17, 2022**

1. *We question if there are sufficient parking spaces available for this congested site, the proposed road width does not provide enough room for street parking.*

The proposed layout exceeds the town's requirements for the number of parking spaces required for this development. Please see the Parking Summary shown on Layout Plan.

2. *There is no designated visitor parking noted.*

The proposed layout exceeds the town's requirements for the number of parking spaces required for this development. The applicant would prefer to keep the parking spaces undesignated at this time. If required, visitor parking spaces can be designated at a later date by the condominium's association.

3. *We prefer to see a looped water main.*

The water main has been looped through Maquire Park and the proposed development on the newly submitted Plans.

4. *Fire hydrants need to be shown on the utilities plan.*

Fire hydrant locations are now shown on the Site Utility Plan.

5. *We do not find the proposed emergency gated access/egress acceptable.*

The emergency access bar gate has been proposed to prevent traffic from utilizing Maquire Park to access the proposed development while still providing a means of ingress/egress from the site for emergency and maintenance vehicles. The applicant will work with the Town to determine the preferred location of the bar gate if warranted.

6. *The proposed site does not provide safe means for larger vehicles to turn around for egress.*

A vehicle turn around has been provided near the dumpster pad near the main site entrance. A second vehicle turn around location has been provided at the emergency access entrance. Additionally, a delivery truck parking location has been added to the Plans.

7. *A complete 527 CMR 1 compliant site turn analysis needs to be submitted. The provided turn analysis documents are not compliant; they are not stamped and signed by a registered design professional and only show one corner analysis.*

- o *18.1.1.4 The fire road access road plan must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.*

Vehicle tracking turn analyses have been added using the Walpole Cyclone II fire truck specifications provided by the town's fire department. An analysis was performed for the development entrance, emergency access, and all pinch-points on the site. Additional analyses can be provided upon request.

### **Health Department Comments Dated July 26, 2022**

*The Board of Health at their July 12, 2022 meeting granted the Health Director authority to provide comments on their behalf due to the abbreviated summer schedule. The Board will not be meeting prior to the public hearing for the above referenced project. Therefore, the Health Department recommends that adequate lighting is provided throughout the development and that bike racks are included to promote a healthy lifestyle. The Health Department also requests that separate containers for both trash and recycling are provided for residents in order to comply with the Massachusetts Waste Ban.*

A photometrics plan has not been included with this submission but will be supplied at a later time. Additionally, a public bike rack location is now provided near the amenity gazebo area. Lastly, the dumpster pad enclosure has been increased to 15' deep x 20' wide. This will provide adequate space for both trash and recycling containers.

### **Community & Economic Development (Patrick Deschenes) Comments Dated July 17, 2023**

#### General Comments

1. *Landscaping plan should include a detail sheet identifying count and species of plantings.*

A landscaping plan has been included with this submission identifying the number and species of plantings.

2. *A lighting plan should be included.*

A photometrics plan has not been included with this submission but will be supplied at a later time.

3. *I would encourage discussion with neighbors abutting the proposed units 15-17 and 18-24 for preferred method of screening. Whether that is landscape buffer, fencing, or a combination.*

A landscaping plan has been included with this submission showing the preferred method of screening, but the applicant will work with the abutting neighbors within reason to provide screening from the development.

#### Site Development Plans

##### *Sheet 5:*

1. *Identify locations of snow storage.*

Snow storage will primarily be placed onto grassed and landscaped areas off the edge of the associated paved area. An overburden snow storage area has been added to the plans off of the southwestern emergency access area. During major snow events, in which snow cannot be stored



on site, snow will be trucked off and disposed of in a legal manner.

2. *Will the site utilize a communal mailbox? If show please show the location on the plan.*

A communal mailbox is shown on Layout Plan of the Plans near the delivery pull over location.

3. *Identify a location for delivery drop-offs so as to not block the parking aisle/common driveway.*

There is a designated parking area for delivery services that is located adjacent to the communal mailbox.

4. *There are 53 parking spaces provided where 48 spaces are required under local zoning. Are the additional parking spaces going to be used for residents or as guest parking? If those spaces are to be used as guest parking then they should be identified with appropriate signage.*

The project layout has been updated to include a total of 58 parking spaces. The applicant would prefer that visitor parking locations are not specifically designated on the plans. The additional parking locations will allow the residents of the development to utilize the spaces freely. If further control of visitor parking is necessary, this will be accomplished through the condominium association. The parking table has been updated to reflect the current parking layout.

5. *Location of proposed bicycle storage should be identified on this sheet as well.*

The bicycle storage pad is located south of the gazebo area.

6. *Proposed dumpster location should be fenced.*

The proposed dumpsters include an enclosure fence. See "Dumpster Enclosure" detail.

#### *Truck Turning Radius Plans 1& 2:*

1. *Plans should identify the turning radius of truck throughout the site not just the proposed emergency access road.*

Vehicle tracking turn analyses have been added using the Walpole Cyclone II fire truck specifications provided by the town's fire department. An analysis was performed for the development entrance, emergency access, and all pinch-points on the site. Additional analyses can be provided upon request.

2. *Applicant should reach out to Fire Department directly in order to address any and all concerns with access.*

The plans have been adjusted in response to the Fire Department's comment letter. Responses to those comments are contained within this letter.

#### *Traverse Landscaping Plans:*

1. *Plan should be properly identified as the landscaping plan and addressed in the complete site development plans.*

A more complete landscaping plan has been included with this submission identifying the number and species of plantings.

2. *Detail sheet needs to be provided identifying count and species of plantings.*

A more complete landscaping plan has been included with this submission identifying the number and species of plantings.

3. *An infiltration basin is identified on the grading and drainage plan but not on this plan. All applicable elements of the proposed site development plan should be reflected in the proposed landscaping plan and vice versa.*

The location of the infiltration system and all applicable elements of the proposed development have been provided on the landscaping plans.

### Preliminary Architectural Plans

1. *A design narrative was provided along with these renderings. Part of the narrative describes the dwellings as utilizing "earth tone colors, a variety of exterior materials and white trim. Multiple colors will be selected to create textual interest and multiple building jogs have been incorporated to break up the building lengths and provide visual interest." Would it be possible to provide a depiction of the architectural renderings in color fitting the description of the narrative? This could be helpful for both the Board and abutters to get a better sense of what the development will look like.*

Colorized architectural renderings have been supplied with this submission.

2. *Proposed height listed is 32 feet 5 inches. This is compliant with 35 foot height limit for the zoning district.*

Acknowledged.

### List of Waivers

1. *Section 6-C.11 – How far into the setback are the projections and how many units are impacted by this?*

Setback lines have been provided within the Plans. The nearest unit dimensions have been provided along the property boundaries.

2. *Section 7.C – Please properly cite the section of the bylaw. Are you referring to Section 7.4.C.? What exactly are you seeking relief from in this section?*

Please see the updated waiver list provided with this submission for all requested regulatory relief requests.

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

Best Regards,

A handwritten signature in blue ink that reads "Damien Dmitruk". The signature is written in a cursive style with a large initial "D" and a distinct "m" in "Damien".

Damien Dmitruk, P.E.  
Principal of Engineering