



November 20, 2023

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) 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 from Paul M. Starratt, P.E., dated April 26, 2023.

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

#### **Health Department Comments Dated October 4, 2023:**

*The Board of Health at its October 3, 2023 BOH meeting voted unanimously that the Board has no comments at this time.*

Acknowledged

#### **Community & Economic Development (Patrick Deschenes) Comments Updated November 1, 2023:**

##### General Comments

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.

***Comment acknowledged within Applicant Response Letter***

**Photometrics have been supplied with this submission.**

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.

***Comment acknowledged within Applicant Response Letter***

**The revised plans included in this submission have updated based on discussions and concerns brought to the applicant by the peer reviewer, town officials, and abutters. Applicant remains willing to work with direct abutters regarding vegetated perimeter screening within reason.**

Site Development Plans

Sheet 5:

1. *The plan sheet acknowledges that the applicant will coordinate with an abutter to relocate a shed, swing set, and garden that encroaches on the project site. I'm glad this action is taking place and would encourage the application to discuss this with abutter before any site work.*

Acknowledged.

2. *The proposed construction entrance makes sense given the property's frontage along Pleasant Street. During site work and construction of the entrance have contractors be aware not to disturb the tree line of abutting properties.*

The Construction Phasing Plan, which has been provided with the revised submission, notes that the first task in Phase 1 is to install the sediment control barrier fencing. This will provide a clear physical barrier for site contractors to understand the limits of the proposed work.

Sheet 6:

9. *The emergency access road labels the width of the hammerhead turnaround as 20 feet. Could the applicant confirm if the width for the entire emergency roadway is 20 feet?*

Additional dimensions were added to show that the emergency access road is 20 feet for the subject property.

10. *What is the proposed height of the retaining wall? Retaining walls 4 feet or greater in height shall be designed by a Massachusetts Professional Structural Engineer and shall be equipped with a 4 foot chain link fence for safety purposes.*

Top and bottom of wall elevations have been added to the grading plan denoting that the wall height does not exceed 3.5 feet in any location. Retaining walls will be designed and constructed per building codes and all necessary requirements.

*Traverse Landscaping Plans:*

4. *I would recommend moving the red maple closest to the emergency exit further back from the roadway in order to prevent any interference with emergency vehicles.*

The red maple has been moved as requested.

## **Tetra Teck – Peer Review (Sean P. Reardon, P.E.) Comments Dated October 27, 2023:**

### Site plan

#### *Cover Sheet (Sheet 1)*

1. *The Project Site is comprised of multiple parcels including a parcel within the town of Norwood on which no work or development is proposed. It would be helpful to have the individual parcels noted clearly on the cover sheet.*

Parcels info had been added to the cover sheet as requested. Abutter info is not what he meant.

2. *There are small discrepancies between the sheet names listed on the cover and names used on individual sheets. The discrepancies are not significant, but we recommend they be addressed on future submittals.*

The sheet names on the cover sheet had been revised to match the sheet titles on the individual sheets.

#### *Notes & Legend (Sheet 2)*

3. *The sheet is noted as “2 of 15” which is inconsistent with other sheet numbering. Recommend removing the “of 15” portion of the sheet numbering on future submittals to avoid confusion.*

The “of 15” portion of the sheet numbering has been removed to avoid confusion.

#### *Existing Conditions Plans (Norwood Engineering)*

4. *Sheet is noted as “1 of 9” and “2 of 9” which is confusing. Suggest eliminating the “of 9” on future submittals.*

These sheets were provided and stamped by a Norwood Engineering Company, Inc., who is currently not engaged for this application. Norwood Engineering is aware of the use of their material, but it is preferred to maintain the existing conditions plans show as originally created. Therefore, the applicant acknowledges that the sheet numbering could be confusing, but will have to maintain the numbering as shown for these sheets.

#### *Demolition and Erosion Control Plan (Sheet 5)*

5. *The plan includes a “Proposed Erosion Control Line (typ.)” label but does not indicate if it is intended to be the compost filter sock or the sediment control barrier shown on the details. Please clarify and adjust the leader to point to the applicable line.*

The erosion control callout has been adjusted to match the corresponding detail; the callout now reads “Proposed Sediment Control Barrier.” Please note that the compost filter sock detail is shown to provide detail on that component of the sediment control barrier. There are no locations in which only a compost filter sock will be installed.

6. *Given there is relatively little demolition, and site erosion controls are relatively simple we*

*recommend the Board request the applicant to add some basic information as to construction management and phasing to better understand how the construction will be managed on such a tight site without impacts to abutting property or the public way. At a minimum please indicate proposed accommodations for contractor parking, construction trailers, soil stockpile/material staging, material delivery, laydown and storage and associated construction period stormwater management measures. If offsite locations are required for contractor parking or material staging, please indicate as such.*

A Construction Phasing Plan has been provided showing the anticipated phasing for construction. Once the site has been cleared, contractor parking, trailer, stockpile/material, will occur within the site limit of work. Preliminary delivery of clearing equipment, sediment and erosion controls materials, and contractor parking will occur on the proposed project site at the end of Maquire park until the main entrance on Pleasant Street is opened. Coordination with the town, including a police detail, will be necessary during the initial clearing at the Pleasant Street entrance.

#### *Site Layout Plan (Sheet 6)*

- 7. Recommend including proposed reconstruction of Maguire Park and the reconstruction of the Pleasant Street sidewalk on the Site Layout Plan.*

The proposed reconstruction of Maguire Park and reconstruction of Pleasant Street sidewalk labels and hatching have been added to the site layout sheet.

- 8. The proposed fence along the railroad is a good idea but please clarify if the intended construction is the same as that shown in the details for the dumpster enclosure or if some other material is anticipated. We also recommend the fence be extended at least 20' along the side lot line as an added measure to minimize access onto the railroad.*

The fence along the railroad will be a white vinyl board fence. The fence has been extended on both sides of the property and a detail has been added Hardscape and Materials Plan details within the landscaping plans.

- 9. The gazebo is shown over the proposed infiltration system. Please explain how the gazebo will be supported and/or protected from wind loads. Typically, we would not recommend any structure be located above the infiltration system.*

The gazebo has been removed from the plan and an alternative landscaping to the amenity area has been proposed.

- 10. Similarly, the mailboxes and dumpster pad are situated over the proposed infiltration system. We recommend the area above any infiltration system be kept clear of any permanent structure or pad.*

The mailboxes, dumpster pad, and infiltration chambers have been adjusted to avoid conflicts for their construction.

- 11. Stairs and landings shown do not suggest if any of the units are proposed to be accessible. While we don't expect any issues transitioning grade with steps there may not be enough space for an accessible ramp. Please clarify if any units are anticipated to be accessible and/or explain the*

*strategy for accessible space layout and accommodating handicapped residents.*

Due to the units being sold as individual units, none of the units are required to meet accessibility standards per local and state regulations. The site development has been designed to accommodate accessible movement throughout the property, but individual residents will be responsible in making the units accessible for their own individual needs.

12. *The proposed guardrail label and leader point to the curb instead of the guardrail. The intent is clear but suggest the label be fixed in later submissions.*

The label for the guardrail has been adjusted to point to the guardrail.

*Site Grading and Drainage Plan (Sheets 7)*

13. *The proposed grading at the end of Maguire Park appears to create an awkward low point between the two 117 contours. Although not likely to result in any substantial ponding adjustment is recommended.*

Spot grade has been added and shows positive drainage will occur throughout the connection to Maquire Park.

14. *Infiltration System D appears to be the only infiltration system with a dedicated overflow. Please describe how the other infiltration systems will discharge if capacity is exceeded or system is compromised.*

The other infiltration systems will discharge through the downspout connection emergency overflows. Please refer to the detail on sheet 12. Additionally, a typical leader has been added at a few locations shown on the Grading and Drainage plans.

15. *Infiltration System D incorporates two (2) isolator rows which we strongly support and appreciate. However, DMH 2 is shown connecting to a non-isolator row. Drain routing should be revised to show all drains connecting to an isolator row.*

The isolator row has been adjusted so that all of the inlet pipes are connected to the isolator row.

16. *Please clarify if the Infiltration System D will incorporate a distribution manifold and weir structure and if so, please show on plans.*

An emergency overflow pipe has been added to the inlets to the infiltration systems to allow water to bypass the isolation row in the event of a failure. The Cultec Recharge units have an internal connector that will act as a manifold for the system as shown in the standard detail on sheet 17.

17. *Please show location of any proposed infiltration system inspection ports.*

Inspection port locations have been added to the plan.

18. *We understand that Infiltration Systems A-C are intended to serve roof runoff exclusively but still recommend an isolator row or section be included in each as a protective measure.*

Isolator rows have been added to the infiltration systems (A, B, and C).

*Site Utility Plan (Sheets 8)*

19. *The sewer and water mains are located very close to each other near Unit 3. Suggest the sewer be located closer to the west curb line to provide at least 10-foot offset distance from the proposed water line. This change would also reduce the length of sewer laterals.*

The sewer line has been relocated towards the west curb line as recommended.

20. *Suggest adding a sewer along the front of Units 18-24 to eliminate 6 of the 7 water crossings. This change will reduce the number of water/sewer crossings and the total length of sewer laterals.*

An additional sewer trunk line has been added in front of Units 18-24.

*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 sites 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 and 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.

*Details (Sheets 11 - 16)*

22. *We request the Project provide a detail for each the proposed infiltration chambers including specific information for each location including: bottom and top of stone elevation, system dimensions and chamber/manifold layout, inspection and maintenance ports, weir structures and offset from Estimated Seasonal High Groundwater (ESHGW). The infiltration systems are fundamental to system performance and any added detail is appreciated. Please note, the project does not appear to be within any area subject to Conservation Commission jurisdiction and as such is not expected to require their review for compliance with stormwater standards/handbook.*

Details for each infiltration system in the design have been added to the detail sheets including the elevation for the bottom of the chamber, the bottom stones, the top of the champers, the top stones, the ground water, and the finish grade.

*Hardscape and Materials Plan (Sheet L1.21)*

23. *Plans suggest proposed patios will be permeable however the paver examples shown appear impervious. Please clarify the intended construction and how the areas were modeled in stormwater analysis.*

The patios will be constructed as permeable pavers. An additional detail of pavers has been added to the Hardscape and Materials Plan details within the landscaping plans. The patios areas were modeled within the stormwater calculations as Gravel Surface w/o ROW (CN=96) which we consider a comparable value for the runoff of this surface.

24. *Plans indicate walks will be “Broom Finish Concrete Paving” suggesting cement concrete sidewalks whereas the Layout Plans indicate bituminous concrete sidewalks. Please clarify what sidewalk material is intended and label consistently.*

Bituminous concrete sidewalks are proposed throughout the site. Labels and details have been adjusted for consistency.

#### *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.

#### *Lighting Plan*

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.

#### *Planting Details (Sheet LP3.01 – LP3.02)*

27. *We request a patio detail be provided.*

A permeable paver patio detail has been added Hardscape and Materials Plan details within the landscaping plans.

#### *Stormwater Management Report*

28. *We appreciate incorporation of offsite contributing area and natural depressions in the analysis. However, please explain the justification for classifying proposed impervious surfaces as “unconnected”. We would not typically consider the proposed impervious areas as “unconnected” based on their characteristics and the potential for that characterization to understate runoff rates.*

Impervious areas are now classified as Paved Parking within the HydroCAD model.

29. *The proposed infiltration systems are integral to stormwater mitigation and must be maintained to ensure performance, yet the Operation and Maintenance Plan (OMP) has almost no required maintenance. Given future homeowners will be responsible for system inspection and maintenance, its critical for expectations to be clearly documented and responsibilities well understood. We recommend the Board request the applicant to provide a more detailed “Long-Term Operation and Maintenance Plan” meeting all requirements for such plans noted in the Stormwater Handbook and incorporating all manufacturer’s recommended maintenance.*

O&M Plan for the stormwater features and Long-term Pollution Prevention Plans have been updated with additional detail on the maintenance measures to ensure the systems are inspected and will continue to function as intended.

30. *Given the Project does not appear to require an Order of Conditions from the Conservation Commission, we recommend the Board consider including the recommended conditions described under Standard 9 of the Stormwater Handbook in any decision approving a Comprehensive Permit. Copy of applicable handbook section attached at the end of this letter.*

The applicant is amenable to these conditions.

31. *The Project will disturb more than an acre of land area which typically required to obtain coverage under a NPDES Construction General Permit which includes preparation of a project-specific Stormwater Pollution Prevention Plan (SWPPP). We recommend any decision approving the Comprehensive Permit include a condition requiring the Project to provide proof of NPDES Permit coverage and a copy of the SWPPP prior to the start of land clearing activity.*

The applicant is amenable to this condition.

#### *Traffic Report*

32. *The Traffic Report does not mention bike parking. We recommend the site plan include a space for bike storage.*

A bike racks storage structure is shown on the layout plan.

33. *It’s unclear what, if any, analysis, or evaluation was performed to determine current operating conditions of the nearby Union/Pleasant or Pleasant/Summer intersections. Please provide a summary of any assessments performed.*

No analysis or evaluation was performed to determine current operating conditions at the nearby Pleasant Street and Union Street or Pleasant Street and Summer Street intersections. Based on the analysis performed in the traffic assessment, the Pleasant Street and Union Street intersection is projected to see seven (7) to ten (10) additional peak hour trips during the respective weekday morning and weekday evening peak hours. This would be equivalent to one additional bi-directional vehicle every ten (10) minutes or less during the peak hours.

34. *Tetra Tech agrees with the proposed site access improvements to provide a Stop bar at the site driveway approach to Pleasant Street and advance driveway warning signs. All pavement*



*markings and signage shall be MUTCD-compliant.*

Acknowledged

35. *Tetra Tech recommends that the site plans include sight distance triangles to ensure the area is kept free of any sight obstructing features or vegetation.*

Sight Distance plans have been included within this submission set.

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 fluid and cursive, with the first name "Damien" and the last name "Dmitruk" clearly legible.

Damien Dmitruk, P.E.  
Principal of Engineering