



April 12, 2024

Walpole Zoning Board
135 School Street
Walpole, MA 02081

Re: Special Permit Application
Project: Union Square Village, Walpole MA
Applicant: Wall Street Development Corp.

Dear Board Members,

Our firm revised the plans for the above captioned project to address the comments in the letter from Town Engineer, Carl Balduf, dated March 18, 2024. The following is a response to comments:

Review Comments:

Administrative

1. *The applicant took ownership of that parcel on 4/10/2024, as PT Realty Investors LLC.*
2. *No comment*

General:

3. *At this time no work has been proposed within Brook Lane outside the creation of the entrance. Any changes will be discussed and reviewed prior to work.*

Plan Review:

4. *Revised See Plan Set*

Sheet 1, Cover Sheet

5. *Revised See Cover Sheet*
6. *Revised See Zoning Table Cover Sheet*

Sheet 2, Existing Conditions

7. *Burns Ave noted as Private Way*

Sheet 3, Lot Layout

8. *Revised Mailbox move to Sta. 5+75 See Sheet 3.*
9. *Revised*
10. *Revised Moved Roadway to accommodate sidewalk, See Sheet 3.*

Sheet 4, Grading, Drainage and Utilities

11. *Revised See Sheet 4.*
12. *Revised Elevations See Sheet 4.*
13. *Revised inverts shown at building See Sheet 4.*
14. *Revised Elev. 111.2, See Sheet 4.*

15. Note provide See sheet 4.

Sheet 5, Profile Plan

16. Per Discussion the proposed slope shall remain.

Sheet 6, Erosion Control

17. Revised See Sheet 6.

18. Revised Temp Basins w/swales shown See Sheet 6.

Sheet 7, Details

19. Revised See Details Sheet 7.

20. Revised See Details Sheet 7.

21. Revised See Details Sheet 7.

22. Revised See Details Sheet 7.

Sheet 8, Details

23. Revised See Details Sheet 8.

Details Sheet 9-12

24. No comment

Sheet 9, Details

25. Revised grass strip to 2', See Detail sheet 9.

26. Revised See Detail sheet 9.

27. Revised Detail to show monolithic berm See Sheet 9.

SUP-A, B & C

28. No comment

Stormwater Management Report

29. Estimated high water shown on detail See Sheet 7.

30. Recalculated the areas. It appears the last report was not updated for the reduced units.

31. Appendix B, revised to include Detention Basin and Recharge Chambers. See Report.

32. Appendix C, revised analysis See Report

33. Revised O&M See Report

34. Revised O&M See Report

35. Revised O&M See Report

36. Revised O&M See Report

Traffic Summary

37. No raised crosswalks


38. Truck turning provided to board and fire for review.

Recommendations

The applicant is amenable to discuss any proposed recommendations for offsite improvements .

Thank you for your cooperation in this matter.

Yours truly,
GLM Engineering Consultants Inc.



Robert S. Truax, P.E.

Cc: Wall Street Development Corp.