

To: Zoning Board of Appeals
From: Board of Water & Sewer Commission
Date: May 23, 2022
SubJ: The Residence at Darwin Commons

The Board of Water & Sewer Commission at their May 23rd 2022 meeting had the following comments and concerns regarding the proposed The Residence at Darwin Commons development:

- The proposed development abuts the Zone I for Washington Well #5 (the 400 foot radius around the wellhead). The Zone 1 as defined by Section 12: Water Resource Protection Overlay District of the Town of Walpole Zoning Bylaw places very strict limits on the activities allowed in this area. The Commission feels that it is critical that every effort be made to protect the area around Washington Well #5. The Commission feels that it is imperative that if this project is approved, that before any construction starts that a strong fence be constructed on the Zone I boundary to prevent any intentional or inadvertent breach of the Zone I and that this fence remain in place once the project is completed so that any future residents do not extend their use of their property into the Zone 1.
- The Commission is concerned with the density of the proposed development. As proposed, the 28 units on 3.44 acres is 4 times the density of the housing units currently on Darwin Lane. Given the sensitivity of the project abutting the Zone 1 of Washington Well #5, the number of units if proposed should be reduced at a minimum to be in line with the density of the existing residences in this area (none of which are anywhere near as close to a Zone 1 as this project is.)
- Given the steep grades of the project area, the Commission is concerned that excavation of existing soil in some areas and filling of other areas, and how it will impact the water quality being drawn into Washington Well #5. Excavation will reduce the amount of soil that filters surface water as it goes to the groundwater, and filling the low areas will most likely result in hard packing of soil hindering the filtering of surface water to the groundwater.
- The steep grades of the project area, raises concerns about how snow removal is handled – how/where will plowed snow be stored and how salting of the roads be handled, so as not to effect the quality of the water from Washington Well #5.
- Given the closeness to Washington Well #5 and the Zone 1, the use of lawn fertilizer should be severely restricted or prohibited to protect the water quality of Washington Well #5.