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D.P.W. - Engineering
Town Engineer
Carl J. Balduf, P.E., P.L.S.

Town of Walpole
Commonwealth of Massachusetts

TO: Patrick Deschenes,
Economic Development Director

FROM: Carl J. Balduf,
Town Engineer

RE: Amended Comprehensive Permit Plans (10/20/22) – 40B Subdivision
“The Residences At Burns Avenue”

DATE: March 1, 2023

This office has received the following on February 6, 2023;

- A sixteen sheet plan set titled “Amended Site Development Plan A Comprehensive Permit M.G.L. c. 40B ‘The Residences At Burns Avenue’ Walpole, Massachusetts Date: April 21, 2020 and amended through October 20, 2022” Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts.
- A multi-page bound report titled “Stormwater Management Report Site Plan of Land ‘The Residence at Burns Avenue Walpole, Massachusetts’” dated February 7, 2019 and revised through May 5, 2022 prepared for Wall Street Development Corp. by GLM Engineering Consultants, Inc.
- A single page cover letter to John Lee, Chairman Walpole Zoning Board of Appeals from Louis Petrozzi, President Wall Street Development dated February 2, 2023. Attached to said cover letter is a two page “Order of Remand on Joint Motion to Remand” dated January 26, 2023 from the Comm. of Mass Housing Appeals Committee.
- A seven-page document titled “The Residences at Burns Avenue Walpole, Ma Notice of Project Change – Remand Order 20-Lot Subdivision” dated January 30, 2023 prepared by Wall Street Development Corp.
- A two-page cover letter from Daniel F. Gilmore of the Massachusetts Department of Environmental Protection to Lois Petrozzi, Wall Street Development Corp. dated October 26, 2022 with a 14-page Superseding Order of Conditions.
- A multi-page 8.5”X11” Traffic Summary Review dated February 1, 2023 with attachments from William J. Scully, PE of Kimley-Horn Associates, Inc.

- A six-page 8.5”x11” document titled “The Residences at Burns Avenue Brook Lane Modification Preliminary Requested Waivers – January 30, 2023”
- A six-page 8.5”X11” document by Morabito Architects providing front, side, rear, and left architectural elevations for concept plans 1,2,3 (1,2, & 3 bedroom units) dated February 2023.

Assistant Town Engineer Chris Johnson and I have reviewed portions of the submitted information and the project site (subdivision) plans and offer the following;

General

1. The project is now a 40B Subdivision with a roadway right of way and individual lots.
2. The proposed subdivision creates lots that are extremely small with minimal setbacks. While we acknowledge the objective of providing affordable housing stock the sizing of the lots and ability of owners to enjoy and utilize living space within their own ownership would be a challenge. We recommend the density be reduced, the units re-designed so they are wider than deep, the units are setback far enough to allow a full size vehicle to be parked on the lot (not extending into the row), and that the roadway be built at subdivision standard width to accommodate street parking for guests/visitors/delivery vehicles.
3. Any modifications to Brook Lane outside of the creation of an entrance to accommodate the proposed subdivision roadway shall be reviewed, approved and secured by the Select Board.
4. The Board of Appeals should require a Conveyance of Easements and Utilities (similar to or the same as the Planning Board Form J). The form J should exclude the private roof drain crossing the road from Unit/Lot 7.
5. A Homeowner’s Association will be required to maintain Lot A & B including the off roadway drainage. If/when the Board moves forward with approval the document should be reviewed by Town staff/Town Counsel prior to it being executed and recorded.

Cover Sheet;

6. Modify the title block to note that the project is a subdivision.
7. List the waivers noted in the January 30, 2023 supplement on the cover (as modified within the approval process).

Sheet 2, Existing Conditions;

8. Provide two benchmarks and note datum.
9. Clean up drafting so that pieces of proposed easements are not shown on this sheet.
10. Identify the ownership and area of the three rectangular parcels opposite or near the end of Lot 136 (that appear to be the division of the end of the private portion of Burns Avenue). Clarify whether these are abutting parcels or under the ownership of the applicant and included within locus and are part of this application.
11. Below the label for Burns Ave. note “Public -40’ Wide”
12. Below the label for Brook Lane note “Public”.
13. Show easement benefitting the Town of Walpole recorded in Book 15485, page 503.

Sheet 3, Lot Layout;

14. Assuming that this sheet (at the minimum) will need to be recorded, relocate the detail at the lower right corner to the left and provide a signature block for the Board of Appeals, a

certification of no appeal by the Town Clerk, and a registry certification by the registered land surveyor.

15. Plan references are incomplete. Provide references (or notes on the plan) for the plan which creates Burns Ave and Brook Lane subdivision plan. Note the Owner and title references.
16. Note the roadway as Lot C.
17. Identify the street name for the proposed road.
18. Include items in comments 10-13 above.
19. Private drainage easements will need to be created for all common roof drains.
20. Do not recommend waiver from min. 150' sideline curve radius (80' provided).
21. Move north arrow away from notes.
22. Slide culdesac back to provide traditional circular road layout. Road layout and shoulder must remain within the lot owned by the applicant.

Sheet 4, Layout;

23. Provide drive opening for drainage easement at Lot 12/13.
24. Do not recommend waiver for 4' width sidewalk. Must be 5'. Failing to provide a sidewalk at 5' in width would require 5'X5' passing zones every 200'
25. DPW prefers the installation of vertical granite curbs on rounding's and in the culdesac and granite edging (sloped granite curb) along the straight portion of the curb.
26. For reasons noted above DPW prefers a 26' wide roadway section. Our recommendation on road width and curb type may be negotiable if other concessions in the layout of the project are made.
27. A note should be provided indicating "Any changes to Brook Lane must be approved by the Select Board". I would suggest that an alternative layout be provided showing the connection to Brook Lane without eliminating the pavement in the culdesac and extending the driveways to #6 & #8 Brook Lane.

Sheet 5, Grading Drainage & Utilities;

28. Provide a north arrow.
29. Show water & sewer service stubs for each lot and list invert elevations at sewer stub (maybe provided in table if labeling is difficult). Sewer and water services should maintain 10' separation and in general prefer not to have water shut offs in driveway.
30. Lots 1-11 generally have roof drains running in common on private property and then to common infiltration system (Lots 2-7) or to the street drainage system (Lots 8-11). A possible alternative to this would be to run a 6" underdrain in the proposed roadway just behind the curb on the north side of the roadway with laterals to each lot. This would help eliminate the need for private drains crossing from property to property.
31. Show underground electric/telephone/cable (e/t/c) and gas on plan view.
32. Provide street light at end of culdesac (near/adjacent to cb#1) and adjacent to Lot A.
33. Provide HP ramp at end of sidewalk to at driveway to Unit 12.
34. Add small wall along ROW line at Lot A (shoulder slope grading steeper than allowed).
35. Plans show six drainage headwalls. Label/number each headwall and reference same in Stormwater Management Report.
36. Show roof drain from Unit 1, Lot 1 connecting to Unit 2, Lot 2 (subject to comment #30).
37. Private drainage easements will need to be created for all common roof drains.
38. Water main must be looped.
39. On Brook Lane the following should occur;

- a. Show water & sewer services to be cut and capped at main for house #7 (to be performed prior to demolition).
 - b. At minimum show replacement of existing water main with 8" ductile iron from the new hydrant to the end of the existing main.
 - c. At that end show 45-degree bend, short section pipe and 45-degree bend to make corner.
 - d. At connection to existing main show gate 8" gate valve and 8"x6" reducer and connection to existing main.
40. More desirable to replace existing 6" main in Brook Lane should be replaced with 8" c.l.d.i. water main to Union Street with triple valve assembly on Union Street. Existing water services to be replaced on Brook Lane along with main.
41. If Brook Lane is going to be modified;
- a. Provide grading for house #6 & #8 driveways.
 - b. Provide underground electric to house #6 & #8.
 - c. Eliminate pole #253-3 & provide light pole near connection to new Brook Lane.
 - d. Provide full depth reconstruction of roadway in culdesac area.
 - e. Provide mill and overlay for remaining portion of Brook Lane.
 - f. Reconstruct HP ramps to compliant condition on Both sides of Brook Lane.

Sheet 6, Profile Plan;

- 42. Note all pipe sizes and materials.
- 43. Show chimneys where necessary to elevate services so they do not exceed 10% slope.
- 44. Show 8" c.l.d.i. water main with 5' cover.
- 45. Provide profile DMH #10 to Headwall and Profile from DMH 14 to Headwall #15.
- 46. Reduce slope from existing SMH to SMH#5 to 5% and provide a 2% slope on the remaining sewer line.
- 47. Provide a tabulation in table format for all drain and sewer structures showing Unique ID, rim, invert in, invert out, slope pipe size and type.

Sheet 7, Erosion Control;

- 48. Provide a north arrow.
- 49. Specify location of stabilized construction entrance and provide details.

Clarify whether construction access will be allowed through Burns Ave.

Sheet 8, Details;

- 50. All Detail Sheets; Utilize latest (3-28-2019) DPW Details.
- 51. Specify depth from top of berm to spillway elevation on Detention Basin Emergency Spillway Detail.

Sheet 9, Details;

- 52. Re-label Typical Drive Cross Section to Typical Roadway Cross Section. Show limits of ROW on same and change sidewalk from 4' to 5' wide.
- 53. On Typical Street Sign Detail list 7' (min) for height of sign from ground to bottom of sign.
- 54. On Infiltration System #3R Detail;
- 55. Modify spot grade from 116.5+/- to 112 +/-.
- 56. Edit pipe size label in and out from 6" roof drain to 12" Drain.
- 57. Correct elevation of inverts in and out which appear to be labelled incorrectly.

Sheet 10, Details;

58. Place a not used label on Typical Outside Drop SMH Detail.

Sheets 11-13, SUP A-C;

59. No comments.

Stormwater Management Report

60. A volume table should be provided below the rate table.

61. Within Appendix A-2, second page the routing diagram does not include Recharge #2R & 3R. These systems should be included in the post development modelling including drawdown times (Appendix – B, page 2) for these systems to empty.

62. The Stormwater Management Operation and Maintenance Plan provided in Appendix D is for a site development and not edited to be applicable to a subdivision. Further, the document needs to indicate that responsibilities for maintenance will be Wall Street Development at first, then the drainage basins and recharge systems will transfer to a homeowner's association and finally the roadway and drainage within the roadway will transfer to the Town upon Acceptance. Also, costs associated with the maintenance should be provided (recently approved Northwood Estates IV O&M a good example).

Traffic Summary Review (prepared by Kimley-Horn)

63. The Stop sign and stop line recommended in the report at Brook Lane/Union St should be shown on Sheet 3 and on the sign shown on a detail sheet.

64. The Not a Through Way sign should also be shown on Sheet 3 with a corresponding detail on a detail sheet.

65. The report recommends considering a raised pedestrian crossing on Brook Lane at Union Street. This office is not receptive to this idea, however, we agree with the recommendation to improve the curb ramps at this location and make them ADA compliant.

66. This office recommends the Board gain input from the Fire Department for the The Auto Turn Fire Truck plans attached to the report.

Recommendations

67. The sidewalk in Brook Lane should be replaced and the road should be milled and re-paved.

I remain available should yourself or the Board have any questions.

cc

Rick Mattson, Dpw Director
Scott Gustafson, Sewer & Water Superintendent
Paul Barry, Deputy Fire Chief
Landis Hershey, Conservation Agent
Robert Truax, P.E., GLM Engineering Consultants, Inc.
Louis Petrozzi, Wall Street Development Corp.
Files

H:/documents/zba/burnsave2023/burnsavesamend10_20_22.doc