

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

HAND DELIVERED

February 2, 2023

Mr. John Lee, Chairman
Walpole Zoning Board of Appeals
135 School Street
Walpole, MA 02081

RE: Comprehensive Permit dated January 13, 2020 - The Residences at Burns Avenue
Project Change/Remand Order (Copy Attached)

Dear Mr. Chairman:

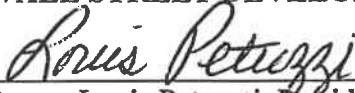
In accordance with the Remand Order issued January 26, 2023 by the Housing Appeals Committee, the following information is being provided for review by the Walpole Zoning Board of Appeals (the "Board") as stated in the Remand Order:

1. Narrative of Project Changes
2. Amended Site Development Plans – Revised as of October 20, 2022;
3. Up-dated Drainage and Stormwater Management Report dated May 5, 2022;
4. Traffic Circulation and Emergency Vehicles Access Plans;
5. Preliminary Architectural Plans;
6. Revised List of Waivers;
7. Current Certified List of Abutters; and
8. Fee for Legal/Public Notice.

Thank you for the Board's consideration in this matter. Should there be any questions or need for additional information, please do not hesitate to contact me by email at lou@wallstreetdevelopment.com or by phone at 617-922-8700.

Respectfully submitted,

WALL STREET DEVELOPMENT CORP.


By: Louis Petrozzi, President

cc. Dean Harrison, Consultant
Rob Truax, GLM Engineering Consultants, Inc.
Jay Talerma, Esq. - Meade, talerman & Costa, LLC

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**COMMONWEALTH OF MASSACHUSETTS
HOUSING APPEALS COMMITTEE**

HAC No. 2020-01

**WALL STREET DEVELOPMENT
CORP.,**

Appellant

v.

**TOWN OF WALPOLE ZONING BOARD
OF APPEALS,**

Appellee

**ORDER OF REMAND ON JOINT
MOTION TO REMAND**

In accordance with the Ruling on Notice of Project Change issued by the Housing Appeals Committee (“HAC”) dated January 11, 2023, the parties submitted a joint motion for the Committee to remand this matter to the Walpole Zoning Board of Appeals for further public hearing on the Appellant’s Notice of Project Change, subject to certain conditions, stated below.

I hereby GRANT the motion and ORDER this matter REMANDED in accordance with the following conditions:

1. The Appellee shall conduct a public hearing and issue its written decision regarding the Appellant’s project change within One Hundred Twenty (120) days of the date of this Order of Remand; provided that the Board’s decision shall be issued no later than 40 days following the closing of the public hearing, and the Board shall contemporaneously file the same with the Committee.
2. The Appellant shall provide the Board with an updated narrative and site plan on the project change, an updated stormwater management report, architectural renderings, updated waivers list, updated abutters’ list and fee for public notice prior to opening the

public hearing on the project change.

3. The Appellee's hearing and review shall be limited to issues arising as a result of the proposed project changes, and shall be limited to the following:

- a. Updated drainage and storm water plans;
- b. New roadway connection to Brook Lane;
- c. Traffic circulation and access for emergency vehicles;
- d. Preliminary Architectural Plans;
- e. Updated waivers

4. The Appellee shall be permitted to require reasonable peer review on the above-listed issues presented by the project change, following initial review and comment by the Town Engineer and DPW;

5. The Housing Appeals Committee shall retain jurisdiction over this matter;

6. In the event that the Appellee issues a decision that is satisfactory, the Appellant shall notify the Committee that this matter shall be dismissed, and it shall file a motion for withdrawal of pleadings pursuant to 760 CMR 56.06(4)(e), with the assent of the Board, if possible. In the event that the Appellant objects to the Decision or any part thereof, it shall notify the Committee within twenty (20) days from the issuance of the decision and an appeal may resume.

January 26, 2023

HOUSING APPEALS COMMITTEE



Caitlin E. Loftus
Presiding Officer