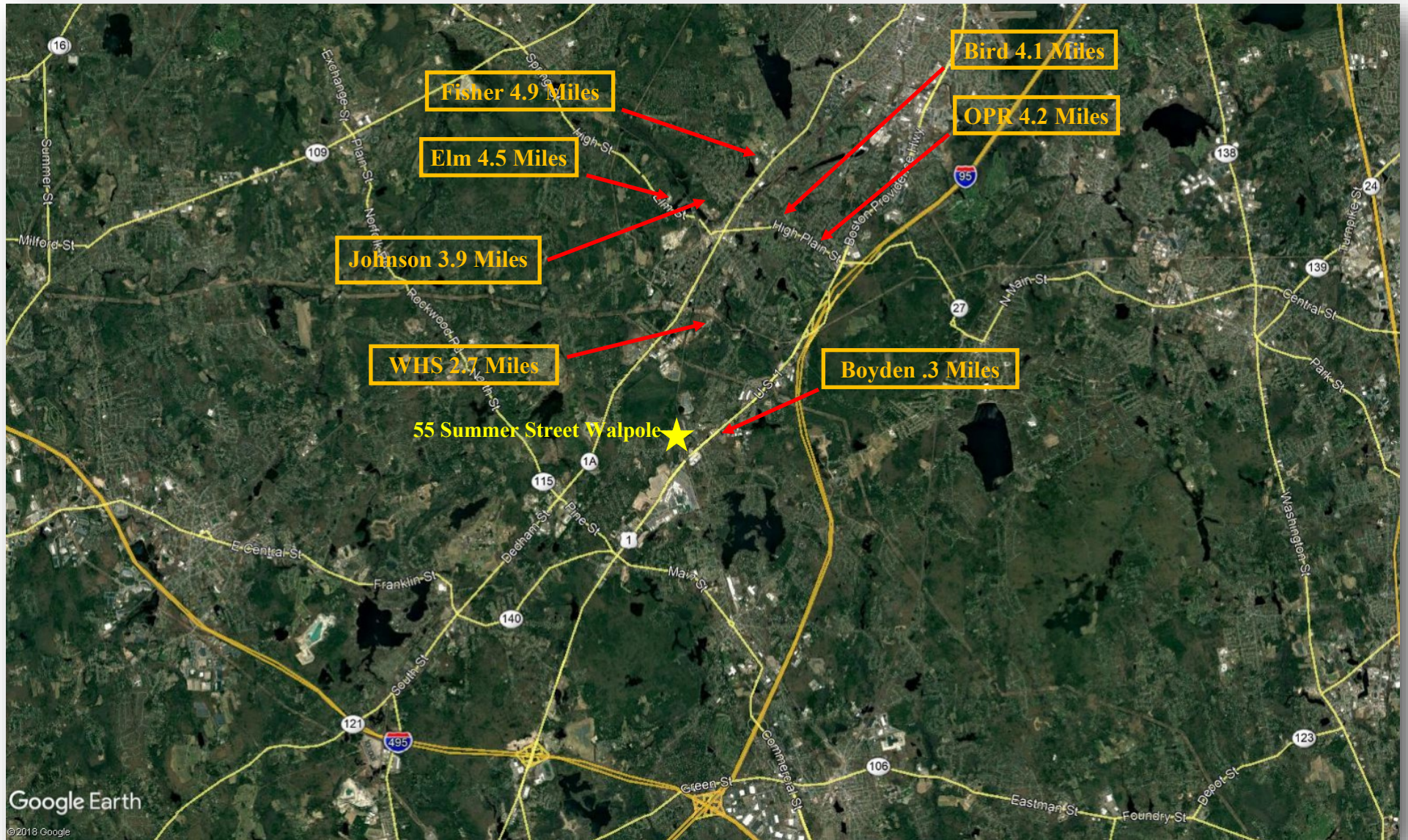


Name	Distance	Public Transportation	Notes
Walpole Mall	5.3 Miles	None Direct	AT&T, Barnes & Noble, Bath & Body Works, Claire's, CVS, FYE, GNC, Hallmark, iParty, Kohl's, Old Navy, Olympia Sports, Papa Gino's, Payless Shoe, Radio Shack, Subway, Taco Bell
Patriots Place	1.1 Miles	Walking Distance	Gillette Stadium, Showcase Cinema, base pro shop, Ulta, Olive Garden, dunkin donuts, Renaissance Boston Patriot, Five Guys, Victoria's Secret Place Hotel, A.C. MOORE, ALEX AND ANI, ARTIST'S STUDIO & GALLERY, BATH & BODY WORKS, CHRISTMAS TREE SHOPS, CVS, EXPRESS, GREEN TANGERINE SPA & SALON, HILTON GARDEN INN, OFF BROADWAY SHOES, OLYMPIA SPORTS, PATRIOTS PROSHOP, PETCO, PURE BARRE, REV'D INDOOR CYCLING, SANTANDER BANK, TRADER JOE'S, VINEYARD VINES
The Village Shoppes	19 Miles	None Direct	Chico's, Marshalls, Artin Jewelers, Edible Arrangements, The Paper Store, Village Toy Shop, Shaw's, Home Goods, Canton Village Wine & Spirits, Fajita's Cantina Mexican Grill, Bertucci's, Five Guys, Starbucks
Easton Village	13.4 Miles	None Direct	Roche Bros, CVS, Dollar Tree, Dunkin Donuts
Foxborough Plaza	4.2 Miles	None Direct	Ocean State Job Lot, Dollar Tree, Your Curtain Store, Dunkin Donuts
Wrentham Premium Outlets	7.8 Miles	None Direct	Yankee Candle, Vans, UNO, UGG, Tommy Hilfiger, Toy Express, The Luggage Factory, Timberland, Talbots, Steven Madden, Sunglass hut, Sketchers, Ruby Tuesdays, Reebok, Puma, Ralph Lauren, Pacsun, Nike Factory, Merrell, Loft outlet, lucky brand, lululemon, Lids, Lindt, Levis, Kay jeweler, Justice, Journeys, J.Crew, Guess, Hanes, Godiva, Guess, Disney, The Gap, Fossil, Famous footwear, Cracker barrel, crocs, Coach, Champions, Chicos, Clair's, Calvin Klein, Burton, Bath and Body works, Banana Republic, Armani, Aeropostale, Auntie Annes, Also, Adidas, Bloomingdales, Burberry

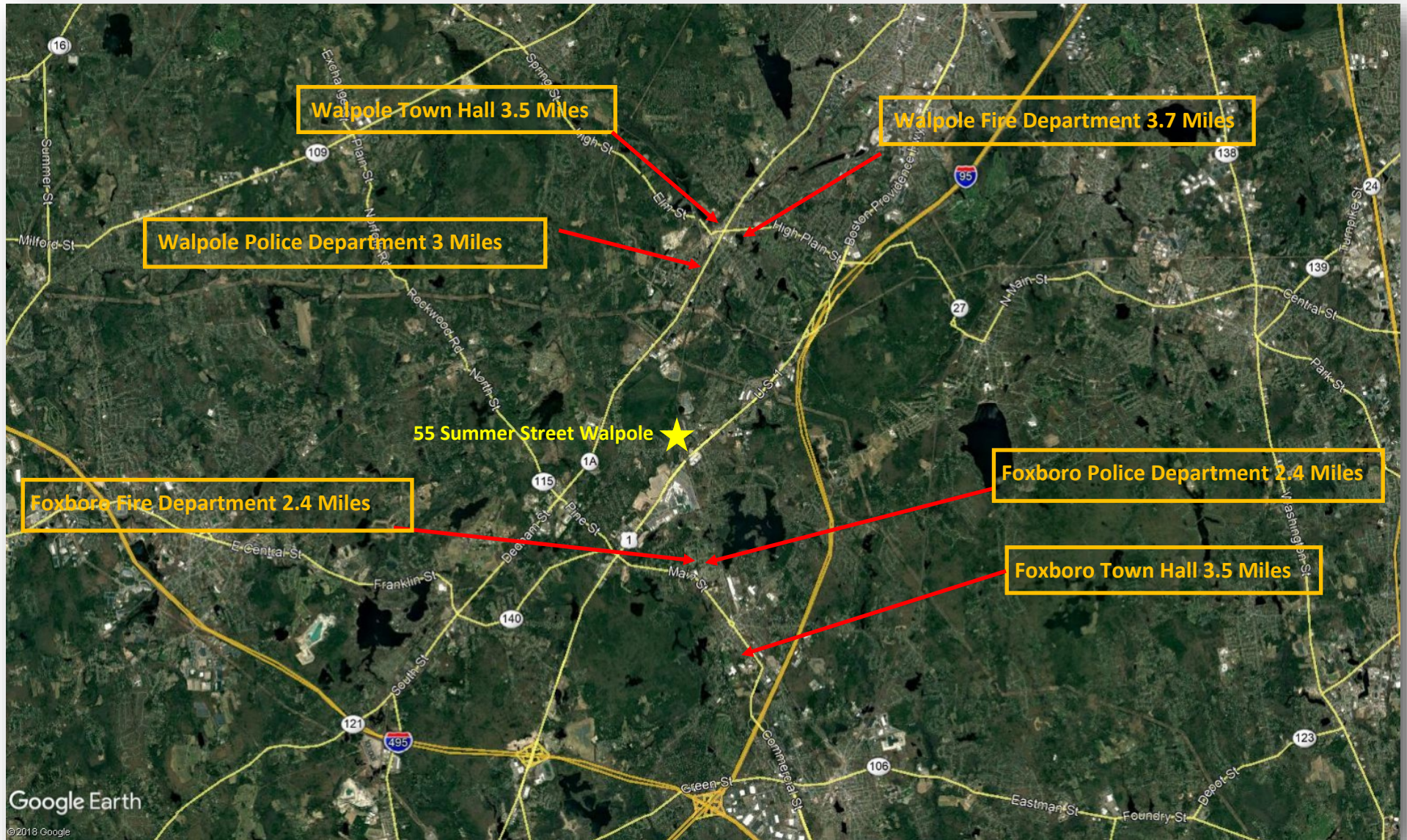


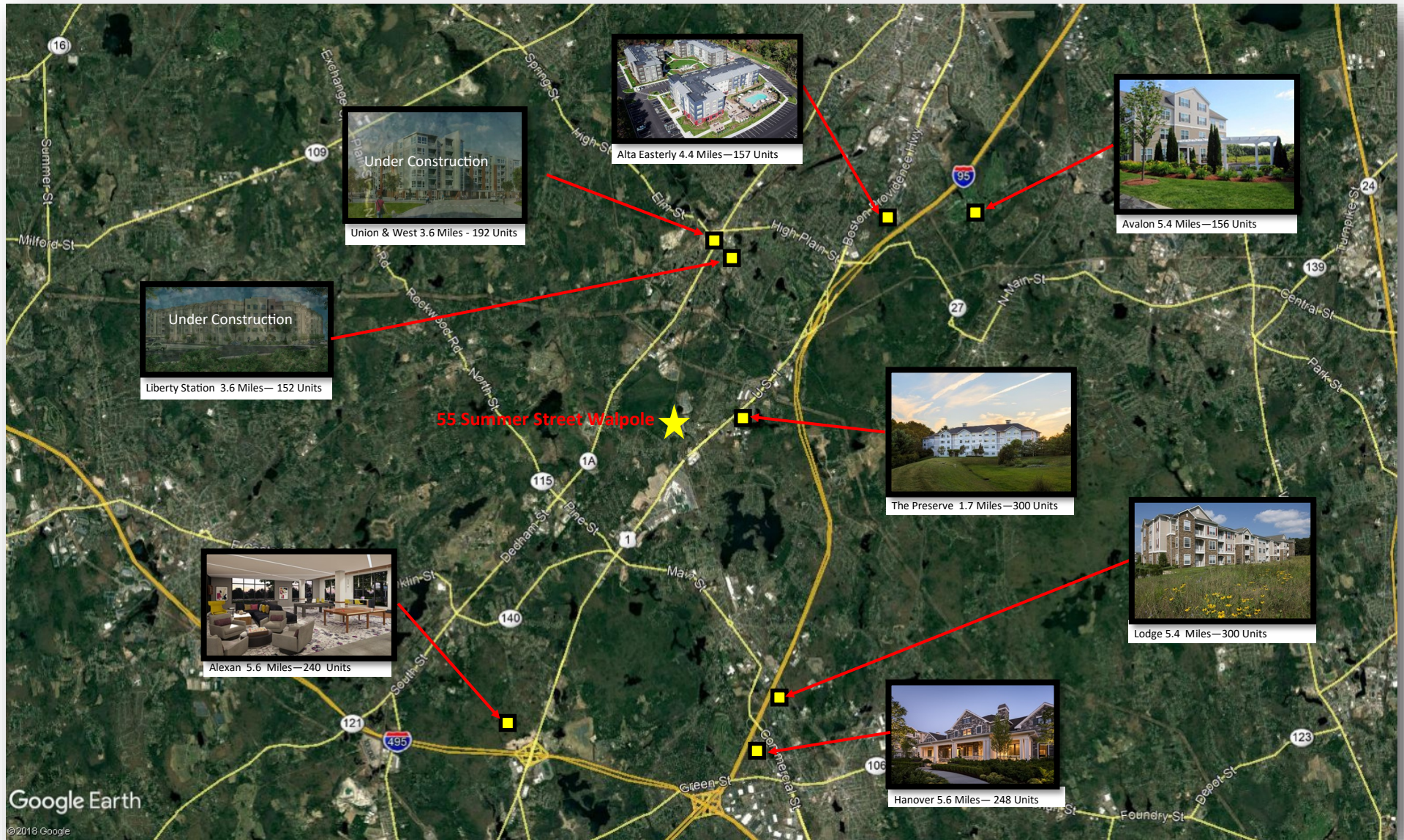
Walpole Enrollments 2018-2019

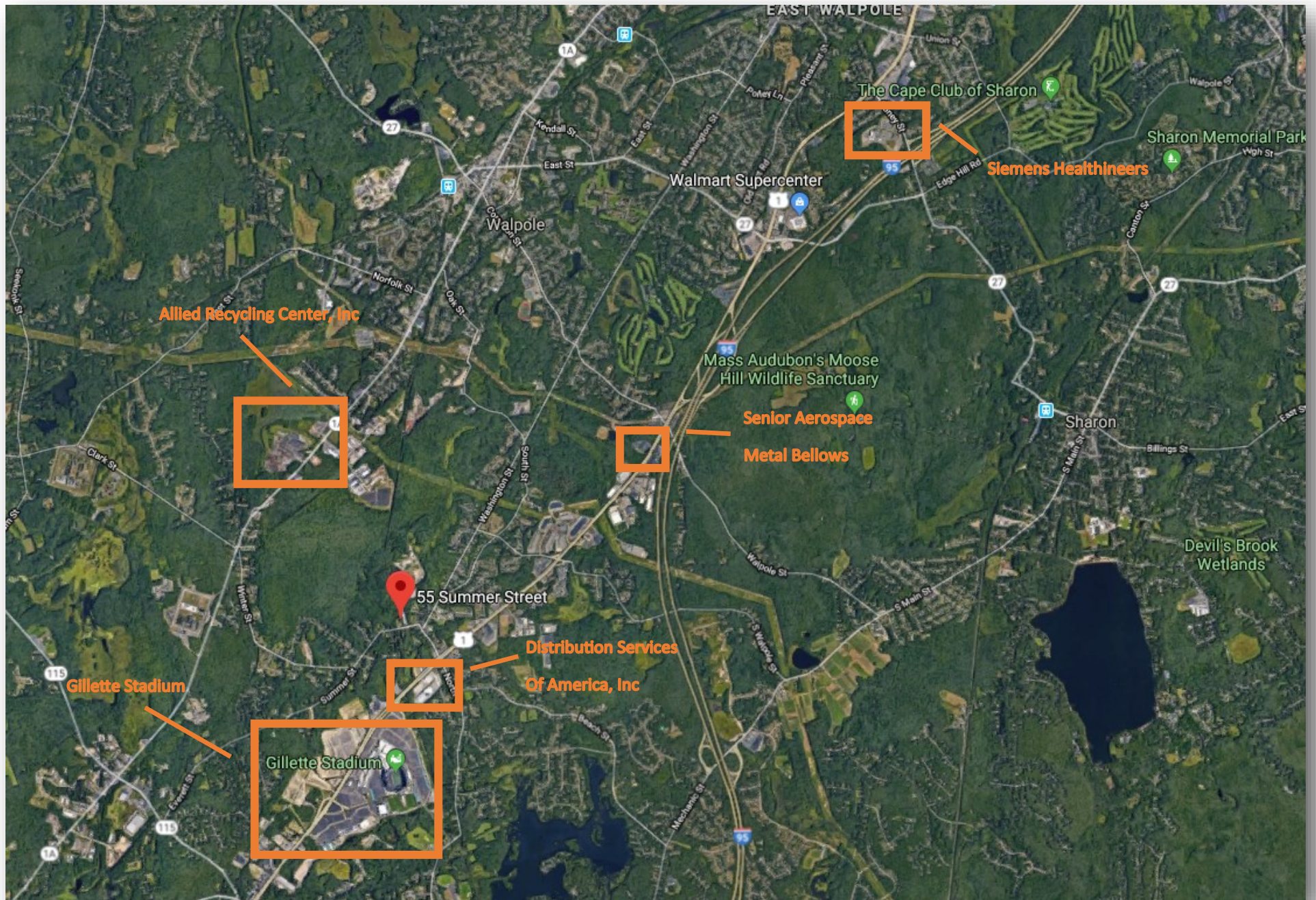
Total Enrollment

[illegible]

Source: http://www.walpole.k12.ma.us/UserFiles/Servers/Server_3008510/File/Mary%20Mortali%20document%20folder/Enrollments/October%201,%202018%20Walpole%20Enrollments.pdf









Business Summary

55 Summer St, South Walpole, Massachusetts, 02071 2
 55 Summer St, South Walpole, Massachusetts, 02071
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.10472
 Longitude: -71.26385

Data for all businesses in area				1 mile		3 miles				5 miles			
Total Businesses:				199		1,373				2,959			
Total Employees:				2,540		16,250				33,604			
Total Residential Population:				2,956		24,715				73,057			
Employee/Residential Population Ratio (per 100 Residents)				86		66				46			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	7	3.5%	61	2.4%	51	3.7%	394	2.4%	103	3.5%	761	2.3%	
Construction	23	11.6%	173	6.8%	150	10.9%	1,040	6.4%	333	11.3%	1,877	5.6%	
Manufacturing	6	3.0%	129	5.1%	39	2.8%	1,226	7.5%	88	3.0%	3,124	9.3%	
Transportation	6	3.0%	92	3.6%	28	2.0%	498	3.1%	54	1.8%	805	2.4%	
Communication	2	1.0%	11	0.4%	12	0.9%	76	0.5%	25	0.8%	148	0.4%	
Utility	1	0.5%	5	0.2%	7	0.5%	54	0.3%	10	0.3%	110	0.3%	
Wholesale Trade	16	8.0%	140	5.5%	78	5.7%	763	4.7%	135	4.6%	1,375	4.1%	
Retail Trade Summary	49	24.6%	746	29.4%	269	19.6%	3,887	23.9%	509	17.2%	7,291	21.7%	
Home Improvement	6	3.0%	33	1.3%	24	1.7%	204	1.3%	42	1.4%	368	1.1%	
General Merchandise Stores	1	0.5%	27	1.1%	7	0.5%	112	0.7%	16	0.5%	677	2.0%	
Food Stores	5	2.5%	89	3.5%	33	2.4%	572	3.5%	62	2.1%	1,010	3.0%	
Auto Dealers, Gas Stations, Auto Aftermarket	4	2.0%	56	2.2%	26	1.9%	511	3.1%	53	1.8%	806	2.4%	
Apparel & Accessory Stores	1	0.5%	20	0.8%	9	0.7%	99	0.6%	15	0.5%	175	0.5%	
Furniture & Home Furnishings	4	2.0%	32	1.3%	24	1.7%	160	1.0%	43	1.5%	252	0.7%	
Eating & Drinking Places	15	7.5%	337	13.3%	76	5.5%	1,472	9.1%	139	4.7%	2,601	7.7%	
Miscellaneous Retail	12	6.0%	153	6.0%	70	5.1%	758	4.7%	140	4.7%	1,404	4.2%	
Finance, Insurance, Real Estate Summary	14	7.0%	100	3.9%	102	7.4%	671	4.1%	220	7.4%	1,430	4.3%	
Banks, Savings & Lending Institutions	2	1.0%	14	0.6%	17	1.2%	135	0.8%	40	1.4%	353	1.1%	
Securities Brokers	1	0.5%	3	0.1%	15	1.1%	56	0.3%	27	0.9%	105	0.3%	
Insurance Carriers & Agents	3	1.5%	59	2.3%	20	1.5%	167	1.0%	47	1.6%	287	0.9%	
Real Estate, Holding, Other Investment Offices	7	3.5%	24	0.9%	49	3.6%	314	1.9%	105	3.5%	686	2.0%	
Services Summary	63	31.7%	1,042	41.0%	509	37.1%	7,160	44.1%	1,185	40.0%	15,519	46.2%	
Hotels & Lodging	3	1.5%	52	2.0%	11	0.8%	261	1.6%	26	0.9%	656	2.0%	
Automotive Services	4	2.0%	53	2.1%	38	2.8%	234	1.4%	66	2.2%	350	1.0%	
Motion Pictures & Amusements	8	4.0%	190	7.5%	46	3.4%	882	5.4%	94	3.2%	1,310	3.9%	
Health Services	6	3.0%	132	5.2%	60	4.4%	989	6.1%	133	4.5%	1,906	5.7%	
Legal Services	3	1.5%	12	0.5%	25	1.8%	102	0.6%	62	2.1%	219	0.7%	
Education Institutions & Libraries	1	0.5%	25	1.0%	26	1.9%	653	4.0%	79	2.7%	2,889	8.6%	
Other Services	38	19.1%	578	22.8%	302	22.0%	4,039	24.9%	725	24.5%	8,188	24.4%	
Government	2	1.0%	39	1.5%	44	3.2%	452	2.8%	101	3.4%	1,107	3.3%	
Unclassified Establishments	11	5.5%	1	0.0%	85	6.2%	29	0.2%	197	6.7%	57	0.2%	
Totals	199	100.0%	2,540	100.0%	1,373	100.0%	16,250	100.0%	2,959	100.0%	33,604	100.0%	

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

July 17, 2019

Exhibit 2.0e Business Summary



Business Summary

55 Summer St, South Walpole, Massachusetts, 02071 2
 55 Summer St, South Walpole, Massachusetts, 02071
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.10472
 Longitude: -71.26385

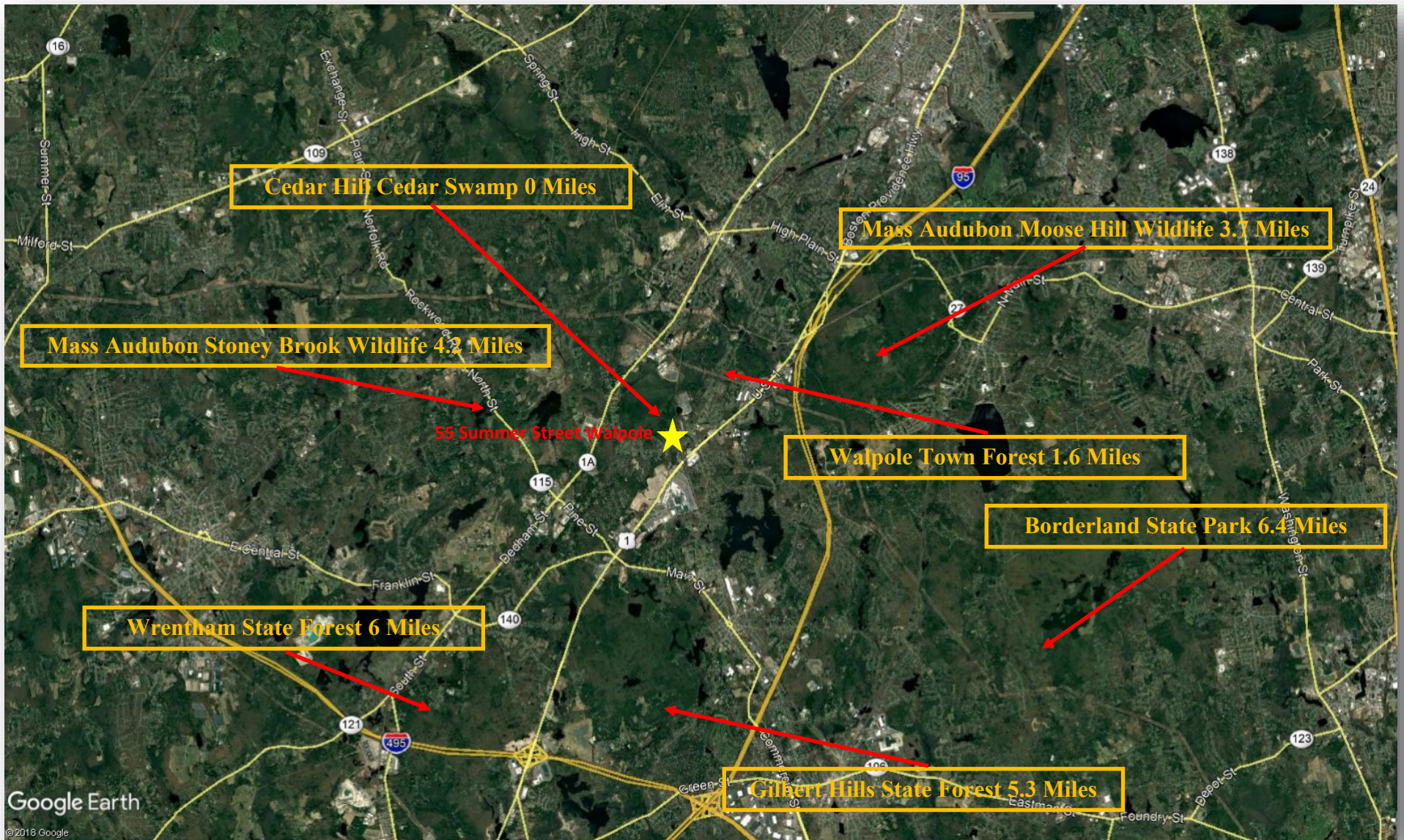
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	1	0.0%	3	0.2%	5	0.0%	7	0.2%	33	0.1%
Mining	0	0.0%	0	0.0%	2	0.1%	11	0.1%	4	0.1%	28	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	10	0.1%	3	0.1%	34	0.1%
Construction	26	13.1%	186	7.3%	163	11.9%	1,138	7.0%	358	12.1%	2,098	6.2%
Manufacturing	7	3.5%	140	5.5%	43	3.1%	1,254	7.7%	98	3.3%	3,377	10.0%
Wholesale Trade	16	8.0%	140	5.5%	76	5.5%	730	4.5%	131	4.4%	1,168	3.5%
Retail Trade	30	15.1%	368	14.5%	180	13.1%	2,260	13.9%	342	11.6%	4,368	13.0%
Motor Vehicle & Parts Dealers	3	1.5%	49	1.9%	19	1.4%	481	3.0%	36	1.2%	729	2.2%
Furniture & Home Furnishings Stores	0	0.0%	5	0.2%	8	0.6%	59	0.4%	16	0.5%	105	0.3%
Electronics & Appliance Stores	3	1.5%	24	0.9%	11	0.8%	72	0.4%	22	0.7%	150	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	6	3.0%	33	1.3%	24	1.7%	204	1.3%	42	1.4%	368	1.1%
Food & Beverage Stores	3	1.5%	54	2.1%	27	2.0%	441	2.7%	50	1.7%	762	2.3%
Health & Personal Care Stores	1	0.5%	21	0.8%	11	0.8%	156	1.0%	24	0.8%	310	0.9%
Gasoline Stations	1	0.5%	7	0.3%	7	0.5%	30	0.2%	18	0.6%	77	0.2%
Clothing & Clothing Accessories Stores	3	1.5%	29	1.1%	14	1.0%	131	0.8%	22	0.7%	212	0.6%
Sport Goods, Hobby, Book, & Music Stores	5	2.5%	79	3.1%	22	1.6%	336	2.1%	39	1.3%	502	1.5%
General Merchandise Stores	1	0.5%	27	1.1%	7	0.5%	112	0.7%	16	0.5%	677	2.0%
Miscellaneous Store Retailers	2	1.0%	21	0.8%	20	1.5%	134	0.8%	43	1.5%	341	1.0%
Nonstore Retailers	2	1.0%	21	0.8%	9	0.7%	103	0.6%	15	0.5%	135	0.4%
Transportation & Warehousing	5	2.5%	91	3.6%	24	1.7%	481	3.0%	45	1.5%	762	2.3%
Information	4	2.0%	44	1.7%	30	2.2%	689	4.2%	73	2.5%	1,809	5.4%
Finance & Insurance	7	3.5%	77	3.0%	54	3.9%	379	2.3%	119	4.0%	783	2.3%
Central Bank/Credit Intermediation & Related Activities	2	1.0%	14	0.6%	17	1.2%	135	0.8%	40	1.4%	353	1.1%
Securities, Commodity Contracts & Other Financial	1	0.5%	4	0.2%	16	1.2%	61	0.4%	29	1.0%	110	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	3	1.5%	59	2.3%	21	1.5%	184	1.1%	50	1.7%	320	1.0%
Real Estate, Rental & Leasing	7	3.5%	37	1.5%	51	3.7%	386	2.4%	108	3.6%	820	2.4%
Professional, Scientific & Tech Services	18	9.0%	415	16.3%	137	10.0%	2,119	13.0%	318	10.7%	3,278	9.8%
Legal Services	3	1.5%	12	0.5%	25	1.8%	102	0.6%	62	2.1%	219	0.7%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	8	4.0%	75	3.0%	68	5.0%	546	3.4%	137	4.6%	1,109	3.3%
Educational Services	2	1.0%	24	0.9%	31	2.3%	660	4.1%	94	3.2%	2,905	8.6%
Health Care & Social Assistance	10	5.0%	200	7.9%	92	6.7%	1,610	9.9%	210	7.1%	3,292	9.8%
Arts, Entertainment & Recreation	7	3.5%	169	6.7%	37	2.7%	782	4.8%	75	2.5%	1,196	3.6%
Accommodation & Food Services	21	10.6%	419	16.5%	98	7.1%	1,858	11.4%	184	6.2%	3,460	10.3%
Accommodation	3	1.5%	52	2.0%	11	0.8%	261	1.6%	26	0.9%	656	2.0%
Food Services & Drinking Places	18	9.0%	367	14.4%	87	6.3%	1,597	9.8%	158	5.3%	2,803	8.3%
Other Services (except Public Administration)	16	8.0%	111	4.4%	156	11.4%	850	5.2%	354	12.0%	1,908	5.7%
Automotive Repair & Maintenance	3	1.5%	50	2.0%	33	2.4%	221	1.4%	56	1.9%	325	1.0%
Public Administration	2	1.0%	39	1.5%	44	3.2%	452	2.8%	101	3.4%	1,119	3.3%
Unclassified Establishments	11	5.5%	1	0.0%	85	6.2%	29	0.2%	197	6.7%	57	0.2%
Total	199	100.0%	2,540	100.0%	1,373	100.0%	16,250	100.0%	2,959	100.0%	33,604	100.0%

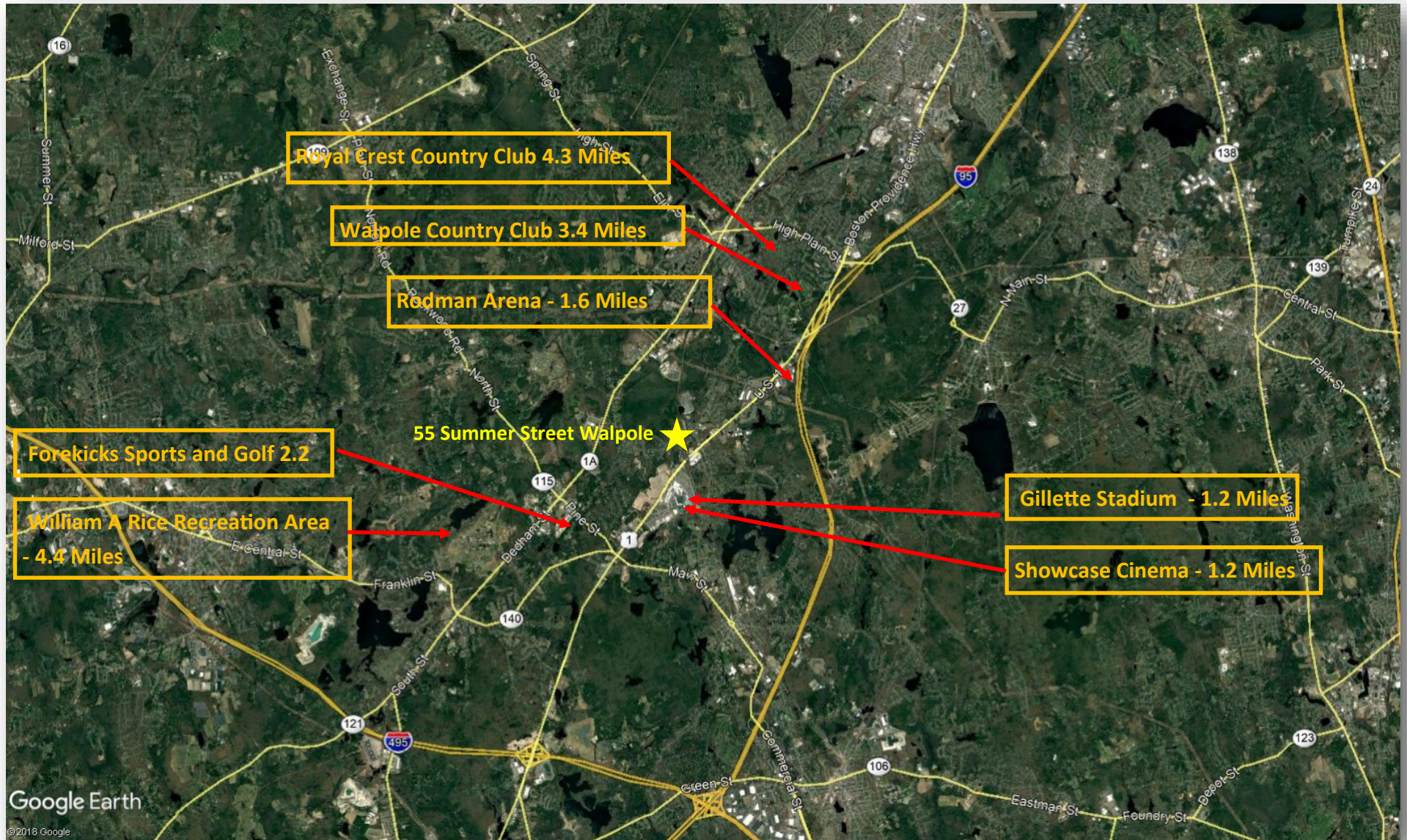
Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

July 17, 2019

Exhibit 2.0e Business Summary





Providence Baptist Church

80 Boardman Street Norfolk, MA 02056

Denomination : Baptist

Distance: 4.1 miles

Saint Jude Catholic Church

86 Main Street Norfolk, MA 02056

Denomination : Catholic

Distance: 3.4 Miles

ALL NATIONS WORSHIP CENTER

429 MAIN STREET (PO BOX 291) Walpole, MA 02081 US

Denomination : Full Gospel

Distance: 4.8 Miles

UNITED CHURCH IN WALPOLE

30 COMMON STREET Walpole, MA 02081 US

Denomination : United Church of Christ

Distance: 3.3 Miles

EPIPHANY EPISCOPAL CHURCH

62 FRONT STREET Walpole, MA 02081 US

Denomination : Episcopal

Distance: 3.4 Miles

UNION CONGREGATIONAL CHURCH

55 RHOADES AVENUE Walpole, MA 02081 US

Denomination : Congregational

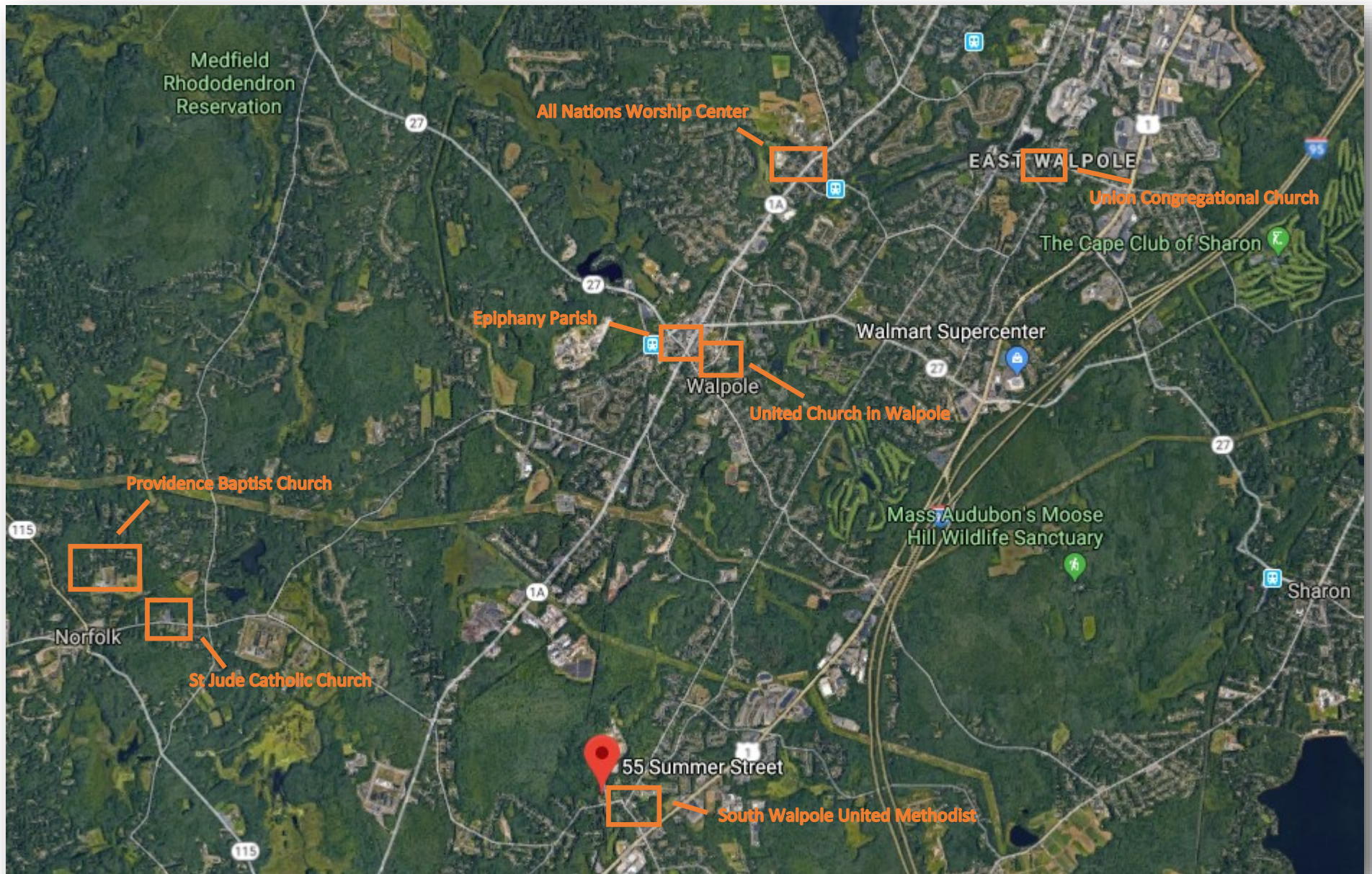
Distance: 4.8 Miles

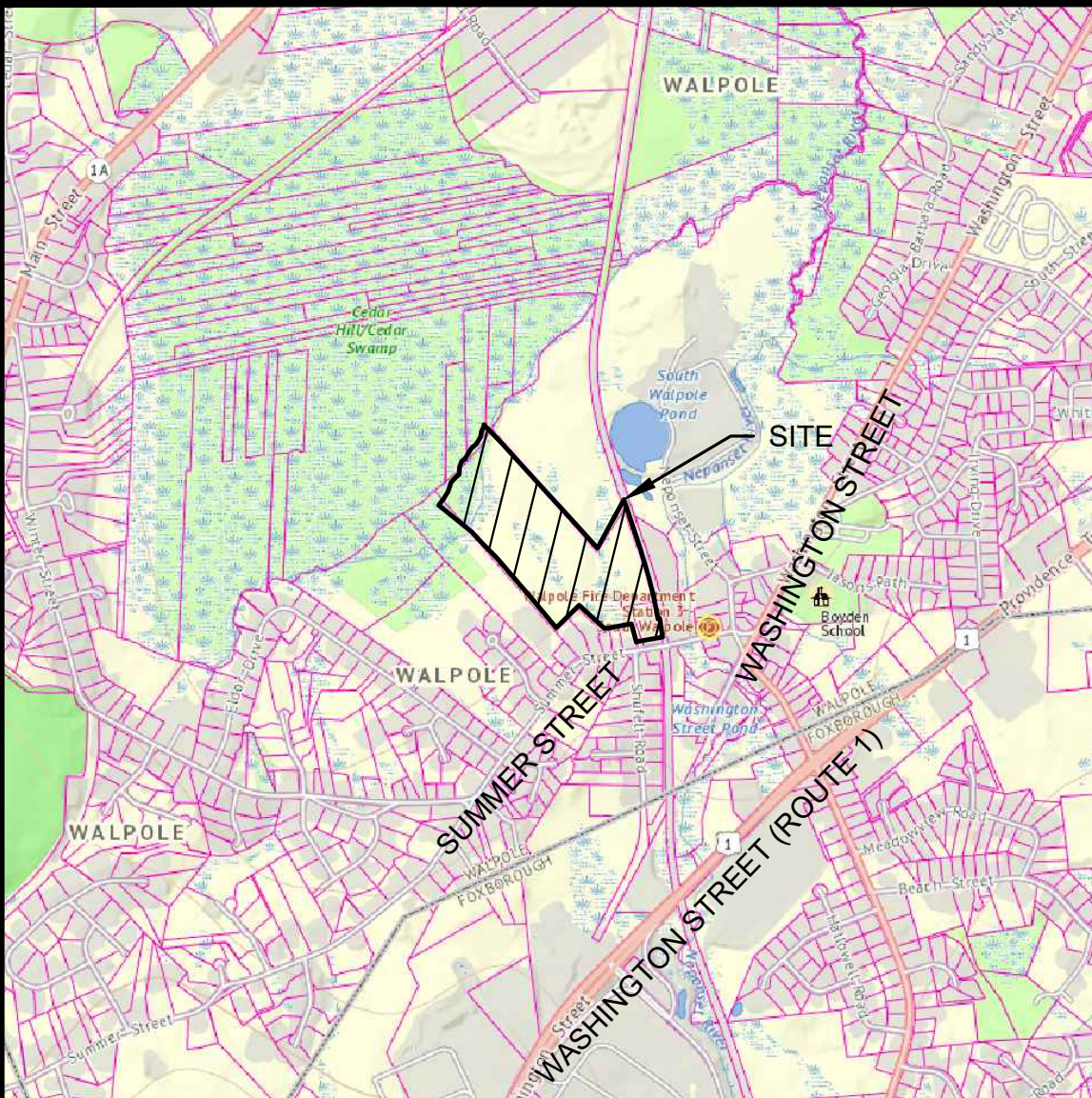
UNITED METHODIST CHURCH AT SOUTH WALPOLE

1886 WASHINGTON Walpole, MA 02081 US

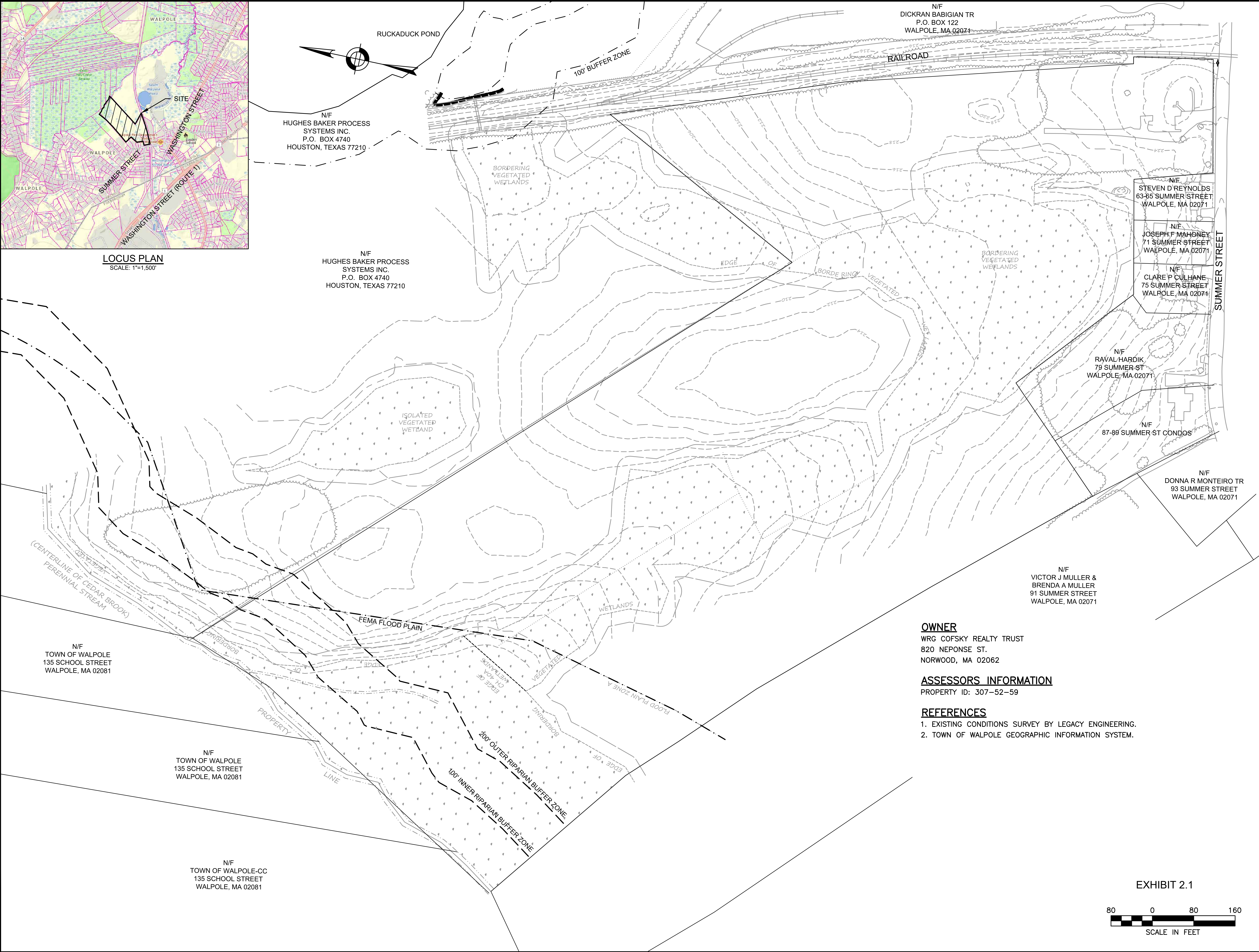
Denomination : United Methodist

Distance: less than ½ Mile





LOCUS PLAN
SCALE: 1"=1,500'



HOWARD STEIN HUDSON

114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:

DAVID HALE
OMNI PROPERTIES
6 LYBERTY WAY., SUITE 203
WESTFORD, MA 01886

PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA

REVISIONS:

NO	BY	DATE	DESCRIPTION

PRELIMINARY SITE
PLAN

EXISTING
CONDITIONS
PLAN

DATE:	AUGUST 30, 2019
PROJECT NUMBER:	19097
DESIGNED BY:	KE/KF
DRAWN BY:	KF
CHECKED BY:	KE

N/F
DICKRAN BABIGIAN TR
P.O. BOX 122
WALPOLE, MA 02071

RUCKADUCK POND

N/F
HUGHES BAKER PROCESS
SYSTEMS INC.
P.O. BOX 4740
HOUSTON, TEXAS 77210

N/F
HUGHES BAKER PROCESS
SYSTEMS INC.
P.O. BOX 4740
HOUSTON, TEXAS 77210

N/F
STEVEN D REYNOLDS
63-65 SUMMER STREET
WALPOLE, MA 02071

N/F
JOSEPH F MAHONEY
71 SUMMER STREET
WALPOLE, MA 02071

N/F
CLARE P CULHANE
75 SUMMER STREET
WALPOLE, MA 02071

N/F
RAVAL HARDIK
79 SUMMER ST
WALPOLE, MA 02071

N/F
87-89 SUMMER ST CONDOS

N/F
DONNA R MONTEIRO TR
93 SUMMER STREET
WALPOLE, MA 02071

N/F
VICTOR J MULLER &
BRENDA A MULLER
91 SUMMER STREET
WALPOLE, MA 02071

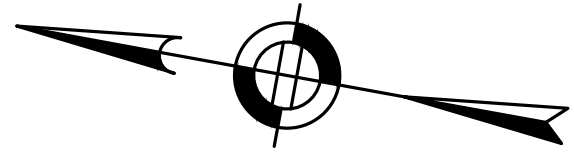
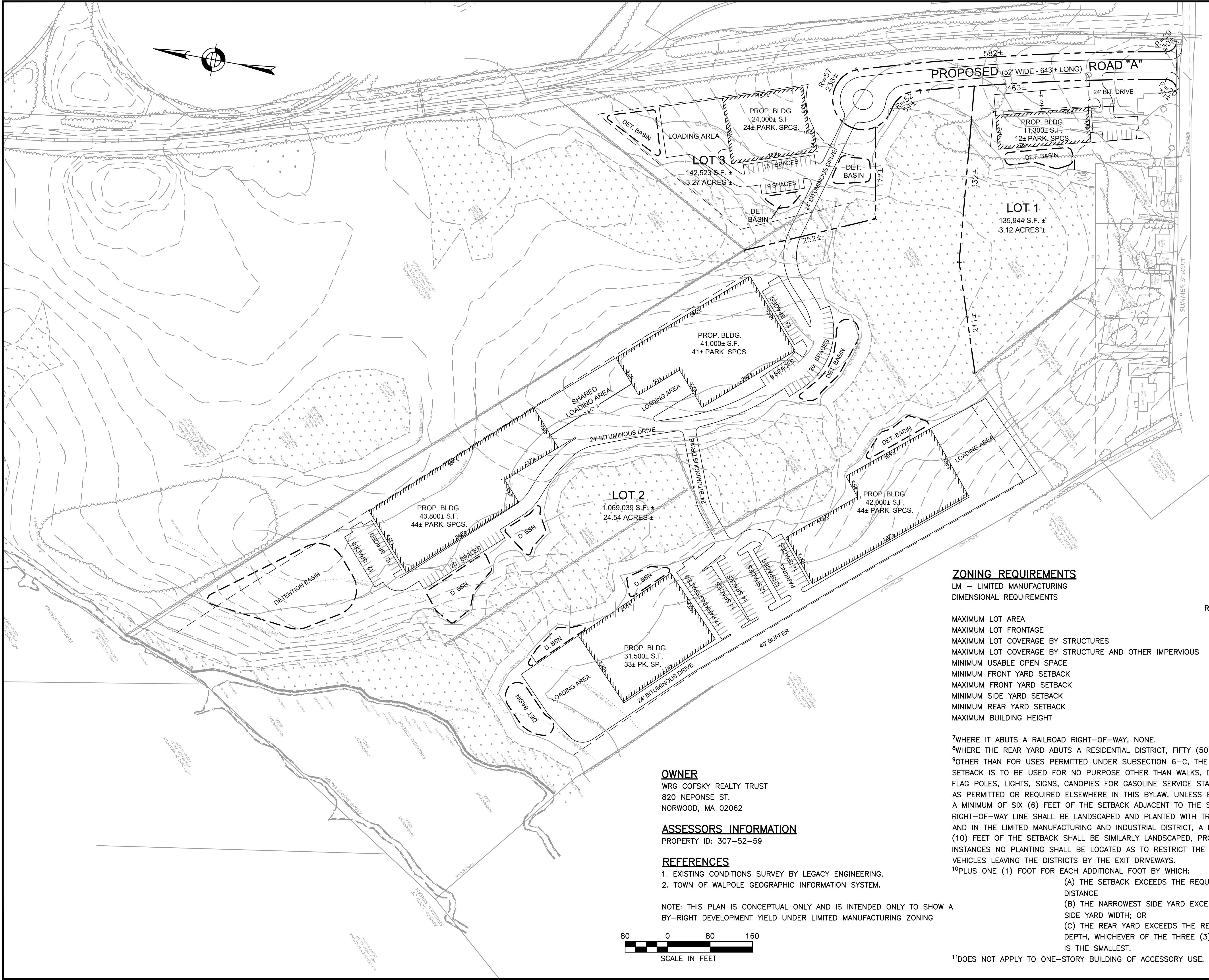
OWNER
WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

ASSESSORS INFORMATION
PROPERTY ID: 307-52-59

REFERENCES
1. EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.
2. TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

EXHIBIT 2.1





ZONING REQUIREMENTS

LM — LIMITED MANUFACTURING
DIMENSIONAL REQUIREMENTS

	REQUIREMENT
MAXIMUM LOT AREA	40,000
MAXIMUM LOT FRONTAGE	200 FT ¹¹
MAXIMUM LOT COVERAGE BY STRUCTURES	35%
MAXIMUM LOT COVERAGE BY STRUCTURE AND OTHER IMPERVIOUS	70%
MINIMUM USABLE OPEN SPACE	NA
MINIMUM FRONT YARD SETBACK	50 ⁹
MAXIMUM FRONT YARD SETBACK	NA
MINIMUM SIDE YARD SETBACK	40 ⁷
MINIMUM REAR YARD SETBACK	25 ^{7,8}
MAXIMUM BUILDING HEIGHT	40 FT

⁷WHERE IT ABUTS A RAILROAD RIGHT-OF-WAY, NONE.
⁸WHERE THE REAR YARD ABUTS A RESIDENTIAL DISTRICT, FIFTY (50) FEET.
⁹OTHER THAN FOR USES PERMITTED UNDER SUBSECTION 6-C, THE FRONT YARD SETBACK IS TO BE USED FOR NO PURPOSE OTHER THAN WALKS, DRIVES, LANDSCAPING, FLAG POLES, LIGHTS, SIGNS, CANOPIES FOR GASOLINE SERVICE STATIONS AND FENCES AS PERMITTED OR REQUIRED ELSEWHERE IN THIS BYLAW. UNLESS ELSEWHERE PROVIDED, A MINIMUM OF SIX (6) FEET OF THE SETBACK ADJACENT TO THE STREET RIGHT-OF-WAY LINE SHALL BE LANDSCAPED AND PLANTED WITH TREES AND SHRUBS AND IN THE LIMITED MANUFACTURING AND INDUSTRIAL DISTRICT, A MINIMUM OF TEN (10) FEET OF THE SETBACK SHALL BE SIMILARLY LANDSCAPED, PROVIDING IN BOTH INSTANCES NO PLANTING SHALL BE LOCATED AS TO RESTRICT THE VISIBILITY OF VEHICLES LEAVING THE DISTRICTS BY THE EXIT DRIVEWAYS.

¹⁰PLUS ONE (1) FOOT FOR EACH ADDITIONAL FOOT BY WHICH:
(A) THE SETBACK EXCEEDS THE REQUIRED SETBACK DISTANCE
(B) THE NARROWEST SIDE YARD EXCEEDS THE REQUIRED SIDE YARD WIDTH; OR
(C) THE REAR YARD EXCEEDS THE REQUIRED REAR YARD DEPTH, WHICHEVER OF THE THREE (3) ADDITIONAL DISTANCES IS THE SMALLEST.

¹¹DOES NOT APPLY TO ONE-STORY BUILDING OF ACCESSORY USE.

OWNER
WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

ASSESSORS INFORMATION
PROPERTY ID: 307-52-59

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NOTE: THIS PLAN IS CONCEPTUAL ONLY AND IS INTENDED ONLY TO SHOW A BY-RIGHT DEVELOPMENT YIELD UNDER LIMITED MANUFACTURING ZONING

HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
DAVE HALE
OMNI PROPERTIES
6 LYBERTY WAY SUITE 203
WESTFORD MA, 01886

**BY RIGHT PLAN
51-53-55 SUMMER STREET
WALPOLE MA**

REVISIONS:			
NO	BY	DATE	DESCRIPTION

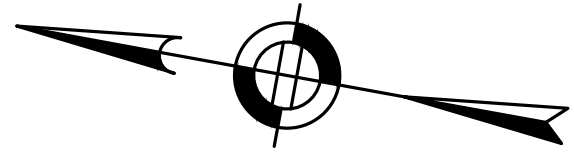
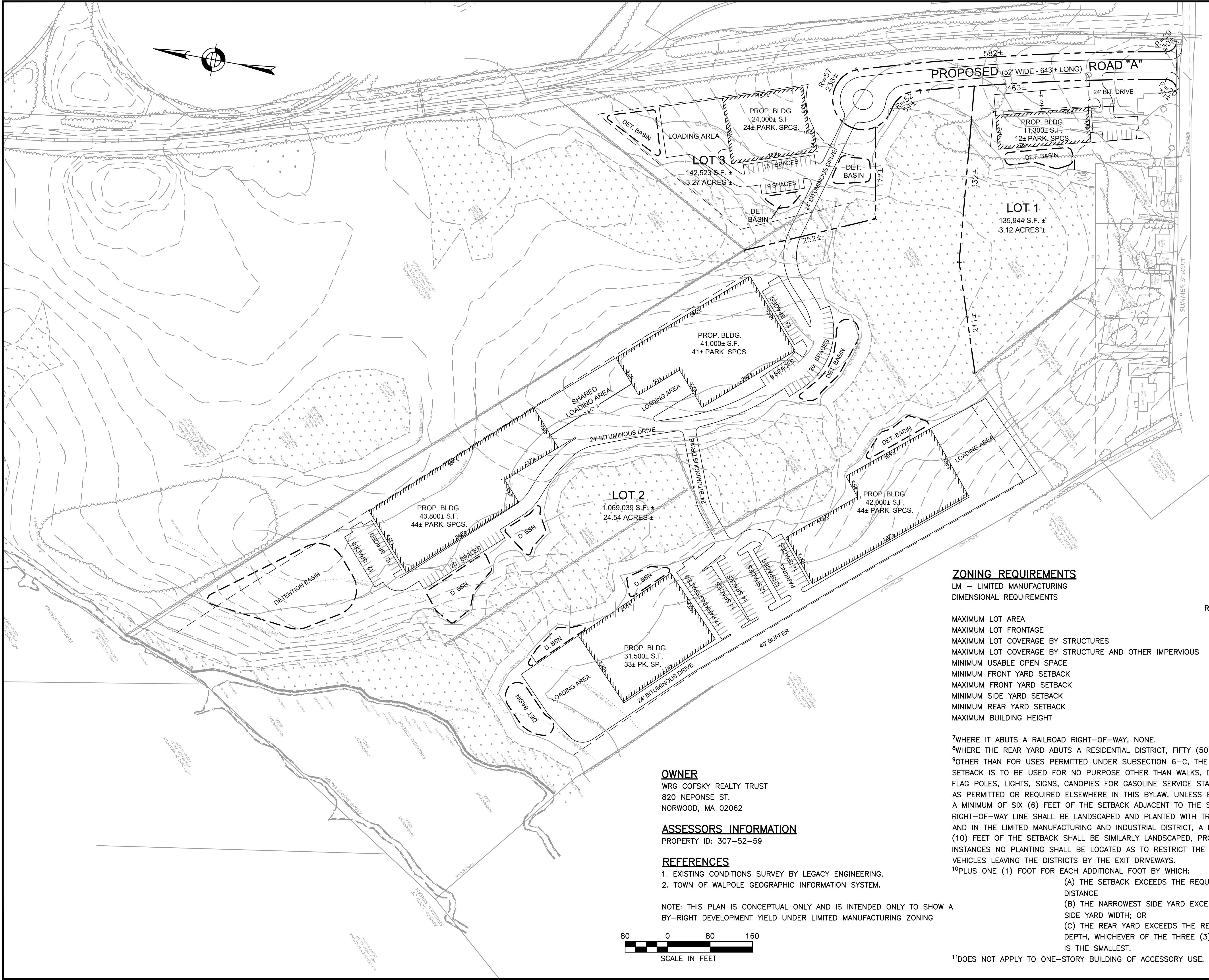
**UPDATED SEE 2.5
SUPPLEMENTAL
EXHIBIT 2.5**

**CONCEPTUAL
SUBDIVISION**

**BY RIGHT
SUBDIVISION PLAN**

DATE:	8/30/19
PROJECT NUMBER:	19097
DESIGNED BY:	PB
DRAWN BY:	PB
CHECKED BY:	KE

C.1



OWNER
WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

ASSESSORS INFORMATION
PROPERTY ID: 307-52-59

REFERENCES

- EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.
- TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

NOTE: THIS PLAN IS CONCEPTUAL ONLY AND IS INTENDED ONLY TO SHOW A BY-RIGHT DEVELOPMENT YIELD UNDER LIMITED MANUFACTURING ZONING

ZONING REQUIREMENTS

LM - LIMITED MANUFACTURING
DIMENSIONAL REQUIREMENTS

	REQUIREMENT
MAXIMUM LOT AREA	40,000
MAXIMUM LOT FRONTAGE	200 FT ¹¹
MAXIMUM LOT COVERAGE BY STRUCTURES	35%
MAXIMUM LOT COVERAGE BY STRUCTURE AND OTHER IMPERVIOUS	70%
MINIMUM USABLE OPEN SPACE	NA
MINIMUM FRONT YARD SETBACK	50 ⁹
MAXIMUM FRONT YARD SETBACK	NA
MINIMUM SIDE YARD SETBACK	40 ⁷
MINIMUM REAR YARD SETBACK	25 ^{7,8}
MAXIMUM BUILDING HEIGHT	40 FT

- ⁷WHERE IT ABUTS A RAILROAD RIGHT-OF-WAY, NONE.
⁸WHERE THE REAR YARD ABUTS A RESIDENTIAL DISTRICT, FIFTY (50) FEET.
⁹OTHER THAN FOR USES PERMITTED UNDER SUBSECTION 6-C, THE FRONT YARD SETBACK IS TO BE USED FOR NO PURPOSE OTHER THAN WALKS, DRIVES, LANDSCAPING, FLAG POLES, LIGHTS, SIGNS, CANOPIES FOR GASOLINE SERVICE STATIONS AND FENCES AS PERMITTED OR REQUIRED ELSEWHERE IN THIS BYLAW. UNLESS ELSEWHERE PROVIDED, A MINIMUM OF SIX (6) FEET OF THE SETBACK ADJACENT TO THE STREET RIGHT-OF-WAY LINE SHALL BE LANDSCAPED AND PLANTED WITH TREES AND SHRUBS AND IN THE LIMITED MANUFACTURING AND INDUSTRIAL DISTRICT, A MINIMUM OF TEN (10) FEET OF THE SETBACK SHALL BE SIMILARLY LANDSCAPED, PROVIDING IN BOTH INSTANCES NO PLANTING SHALL BE LOCATED AS TO RESTRICT THE VISIBILITY OF VEHICLES LEAVING THE DISTRICTS BY THE EXIT DRIVEWAYS.

- ¹⁰PLUS ONE (1) FOOT FOR EACH ADDITIONAL FOOT BY WHICH:
(A) THE SETBACK EXCEEDS THE REQUIRED SETBACK DISTANCE
(B) THE NARROWEST SIDE YARD EXCEEDS THE REQUIRED SIDE YARD WIDTH; OR
(C) THE REAR YARD EXCEEDS THE REQUIRED REAR YARD DEPTH, WHICHEVER OF THE THREE (3) ADDITIONAL DISTANCES IS THE SMALLEST.

¹¹DOES NOT APPLY TO ONE-STORY BUILDING OF ACCESSORY USE.



HOWARD STEIN HUDSON
114 Turnpike Road, Suite 2C
Chelmsford, MA 01824
www.hshassoc.com

PREPARED FOR:
DAVE HALE
OMNI PROPERTIES
6 LYBERTY WAY SUITE 203
WESTFORD MA, 01886

**BY RIGHT PLAN
51-53-55 SUMMER STREET
WALPOLE MA**

REVISIONS:

NO	BY	DATE	DESCRIPTION

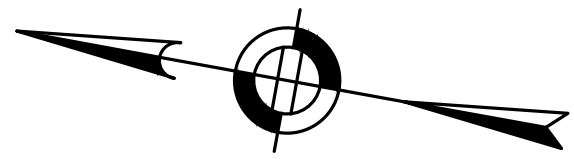
**UPDATED SEE 2.5
SUPPLEMENTAL
EXHIBIT 2.5**

**CONCEPTUAL
SUBDIVISION**

**BY RIGHT
SUBDIVISION PLAN**

DATE:	8/30/19
PROJECT NUMBER:	19097
DESIGNED BY:	PB
DRAWN BY:	PB
CHECKED BY:	KE

C.1



HOWARD STEIN HUDSON

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WESTFORD MA, 01886

BY RIGHT PLAN
51-53-55 SUMMER STREET
WALPOLE MA

REVISIONS:

NO	BY	DATE	DESCRIPTION

Exhibit 2.5
Supplemental

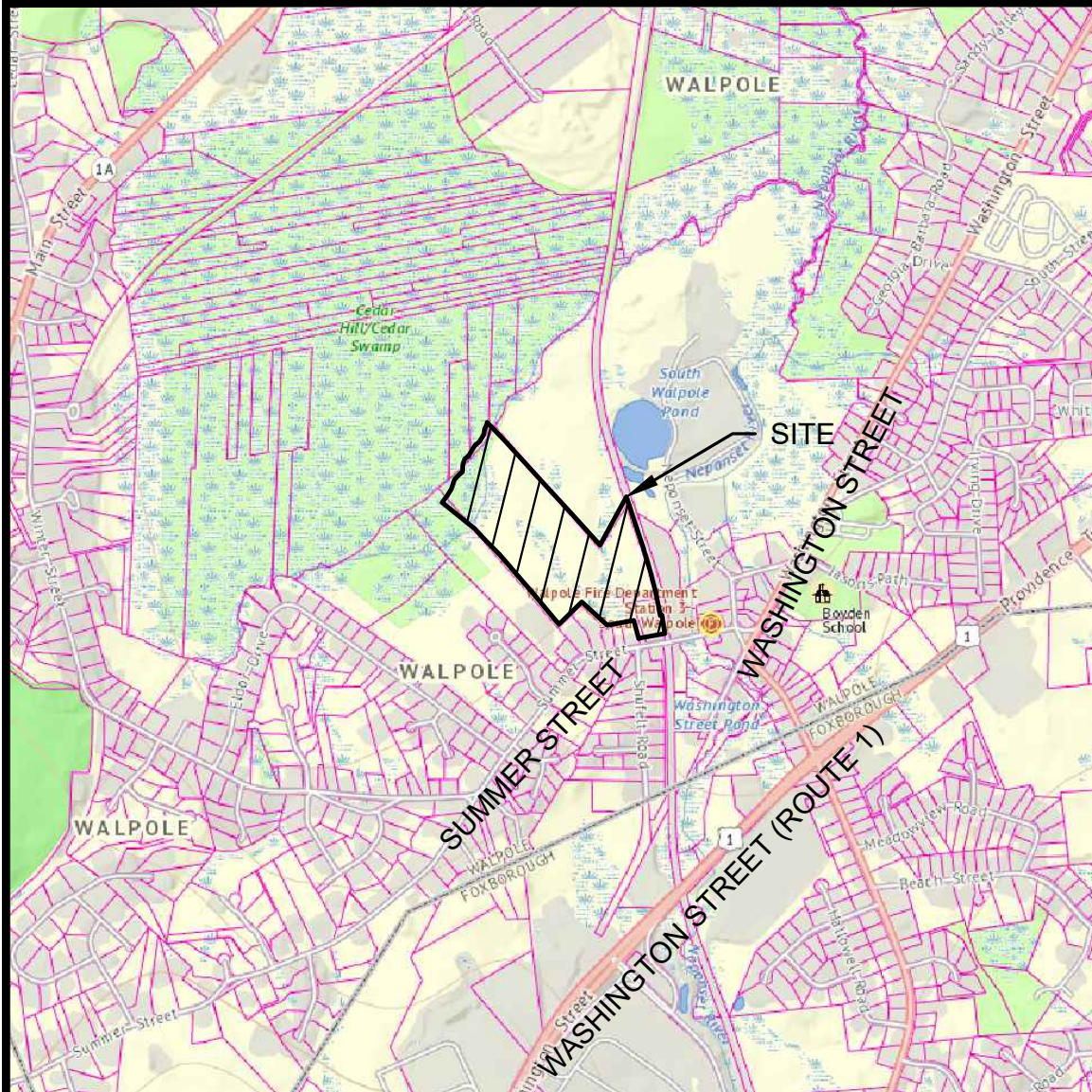
BY RIGHT PLAN

DATE:	8/30/19
PROJECT NUMBER:	19097
DESIGNED BY:	PB
DRAWN BY:	PB
CHECKED BY:	KE

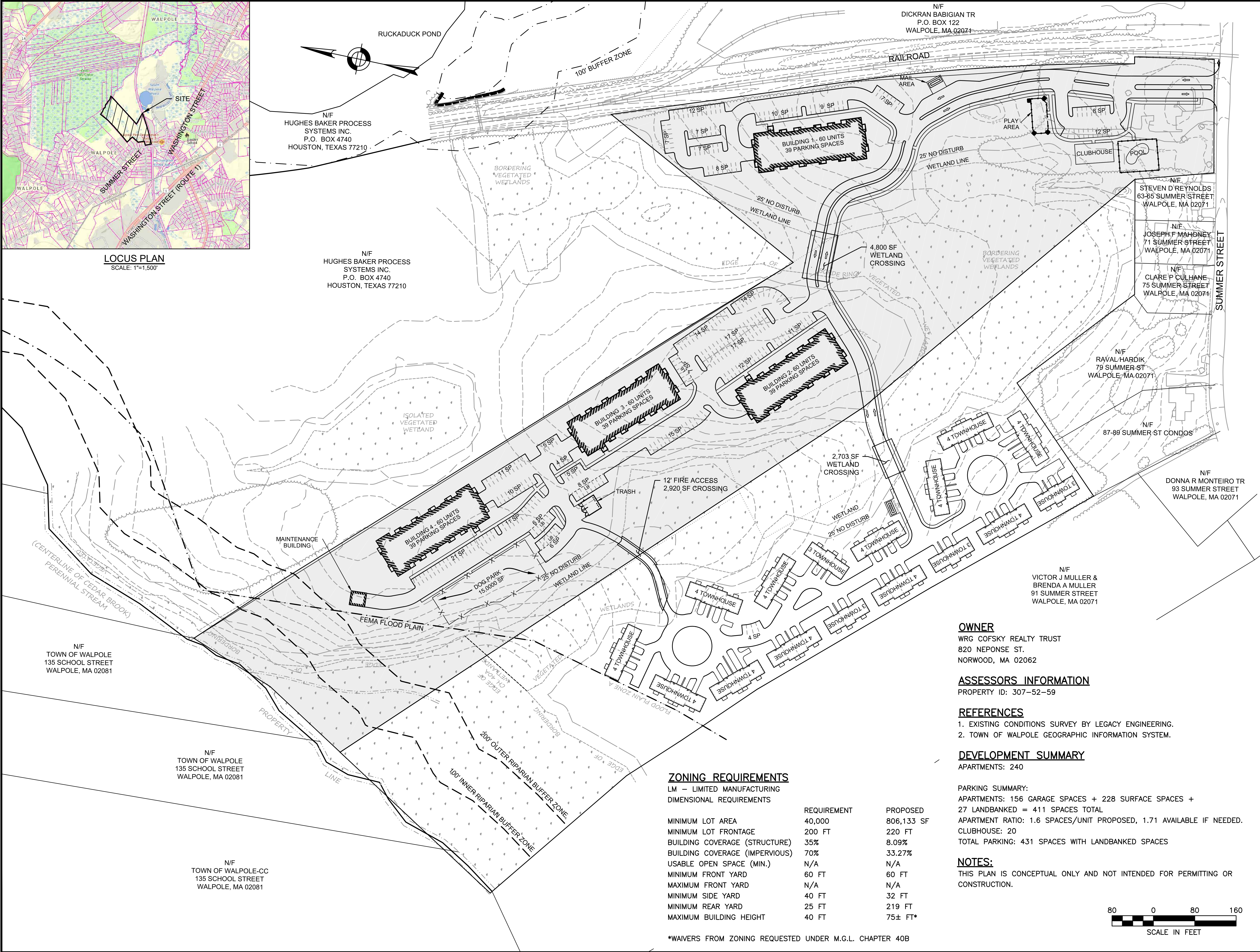
C.1

SHEET 1 OF 1





LOCUS PLAN
SCALE: 1"=1,500'



ZONING REQUIREMENTS

LM - LIMITED MANUFACTURING
DIMENSIONAL REQUIREMENTS

	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	40,000	806,133 SF
MINIMUM LOT FRONTAGE	200 FT	220 FT
BUILDING COVERAGE (STRUCTURE)	35%	8.09%
BUILDING COVERAGE (IMPERVIOUS)	70%	33.27%
USABLE OPEN SPACE (MIN.)	N/A	N/A
MINIMUM FRONT YARD	60 FT	60 FT
MAXIMUM FRONT YARD	N/A	N/A
MINIMUM SIDE YARD	40 FT	32 FT
MINIMUM REAR YARD	25 FT	219 FT
MAXIMUM BUILDING HEIGHT	40 FT	75± FT*

*WAIVERS FROM ZONING REQUESTED UNDER M.G.L. CHAPTER 40B

OWNER

WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

ASSESSORS INFORMATION

PROPERTY ID: 307-52-59

REFERENCES

- EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.
- TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

DEVELOPMENT SUMMARY

APARTMENTS: 240

PARKING SUMMARY:

APARTMENTS: 156 GARAGE SPACES + 228 SURFACE SPACES +
27 LANDBANKED = 411 SPACES TOTAL
APARTMENT RATIO: 1.6 SPACES/UNIT PROPOSED, 1.71 AVAILABLE IF NEEDED.
CLUBHOUSE: 20
TOTAL PARKING: 431 SPACES WITH LANDBANKED SPACES

NOTES:

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WESTFORD, MA 01886

**PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA**

REVISIONS:

NO	BY	DATE	DESCRIPTION

**UPDATED SEE 3.1
SUPPLEMENTAL**

EXHIBIT 3.1

PRELIMINARY SITE
PLAN

**CEDAR
CROSSING
APARTMENTS
LOCUS PLAN**

DATE: AUGUST 30, 2019

PROJECT NUMBER: 19097

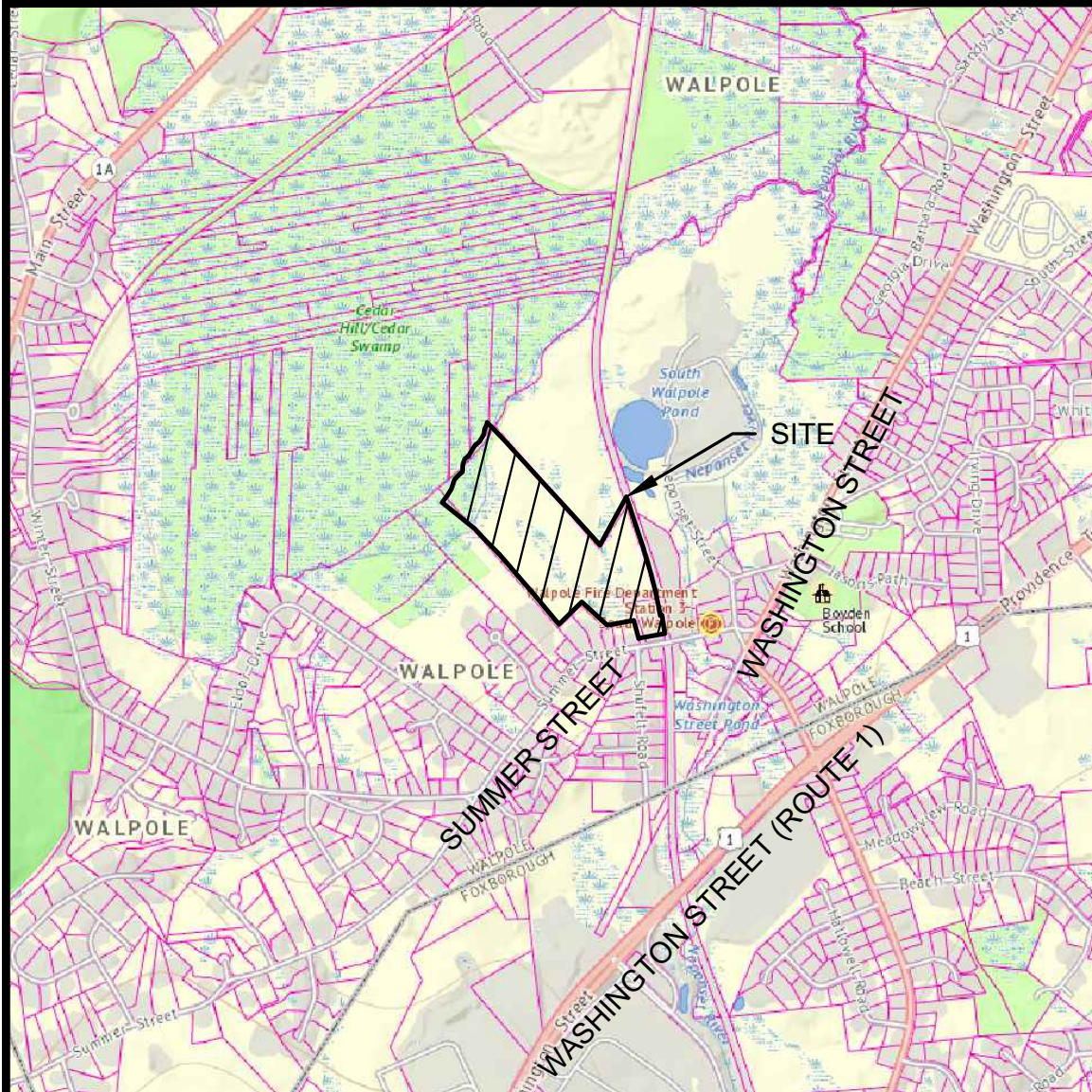
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DRAWN BY: KF

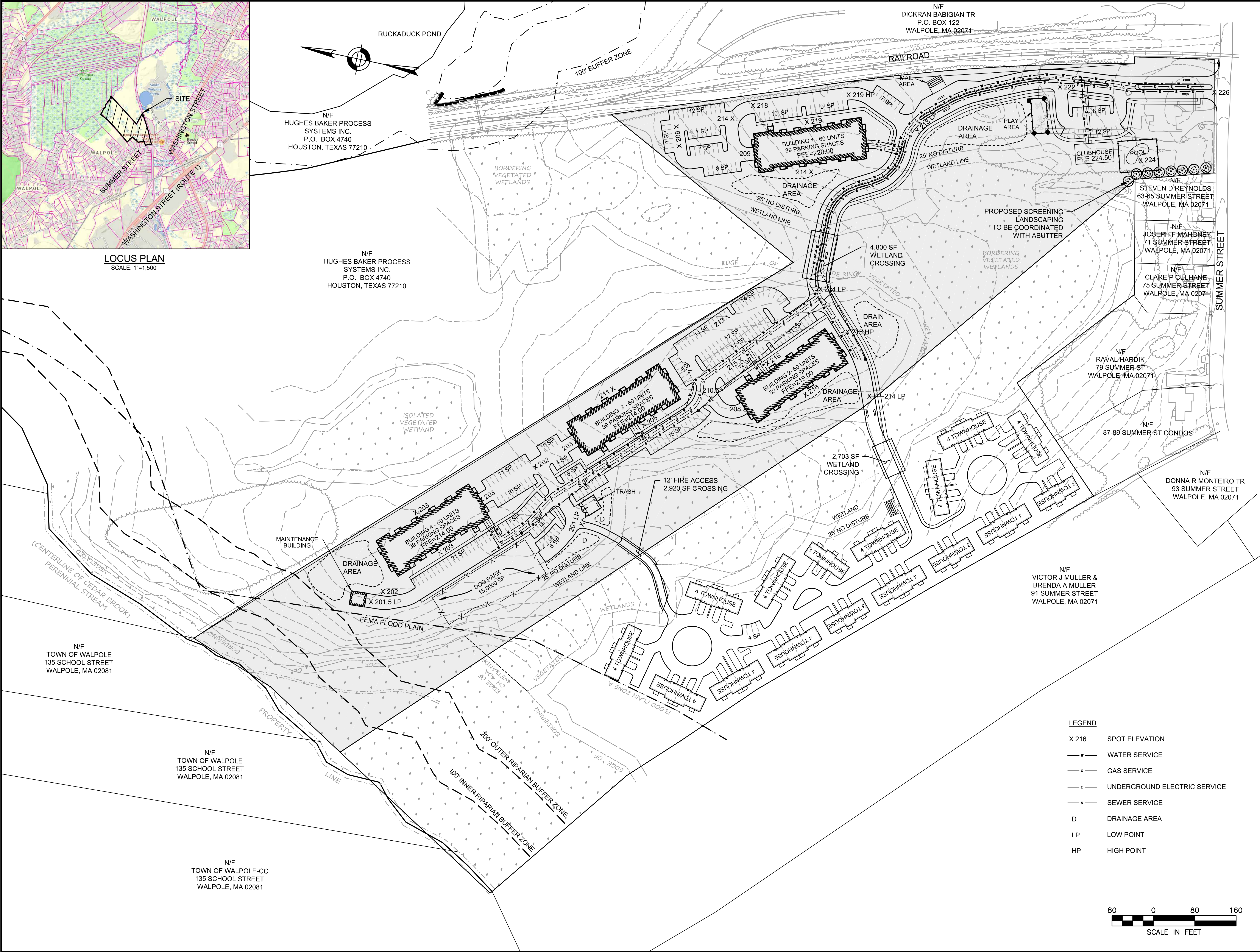
CHECKED BY: KE

1

SHEET 1 OF 2



LOCUS PLAN
SCALE: 1"=1,500'



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WESTFORD, MA 01886

PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA

REVISIONS:

NO	BY	DATE	DESCRIPTION

EXHIBIT 3.1

PRELIMINARY SITE PLAN

CEDAR CROSSING
APARTMENTS

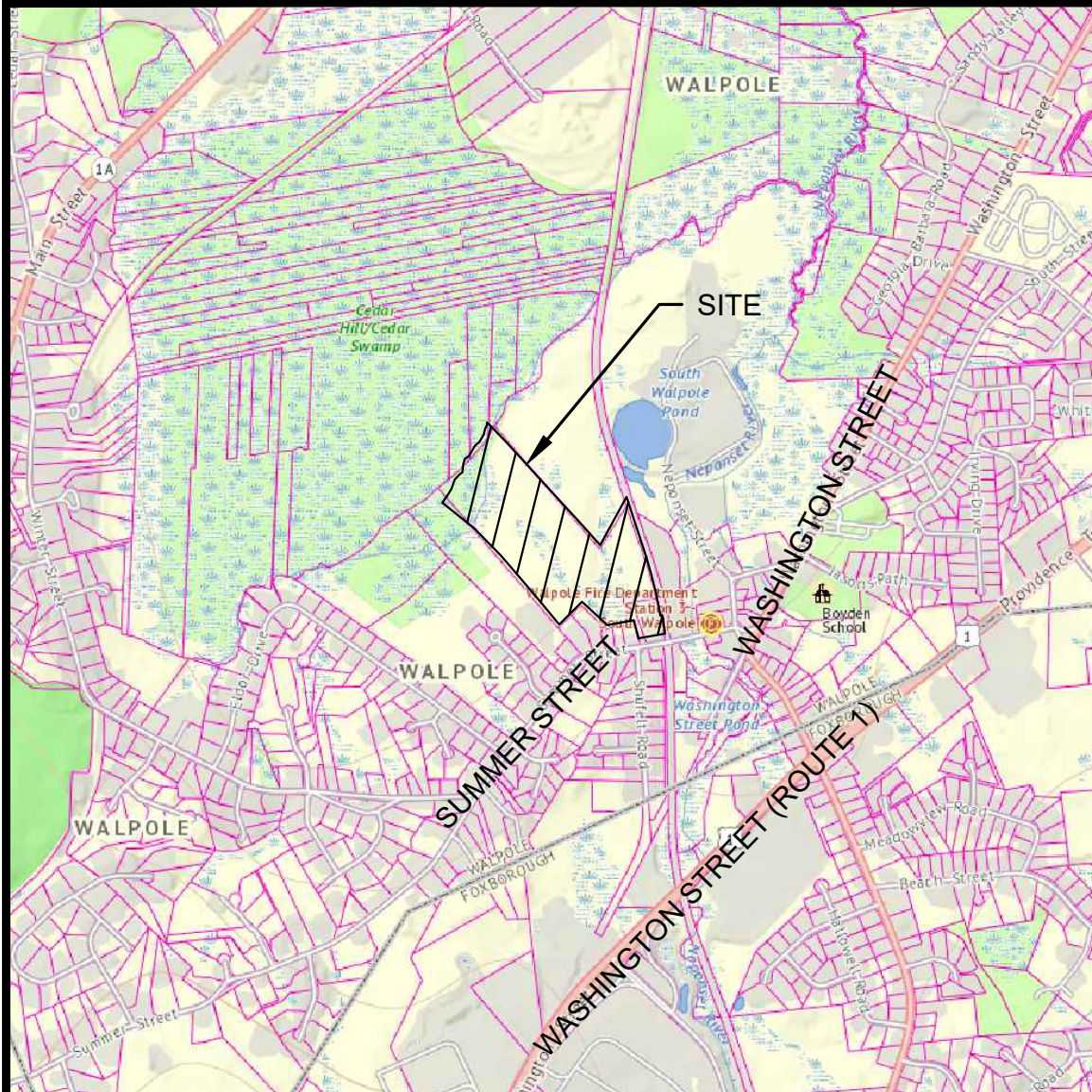
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PROJECT NUMBER: 19097

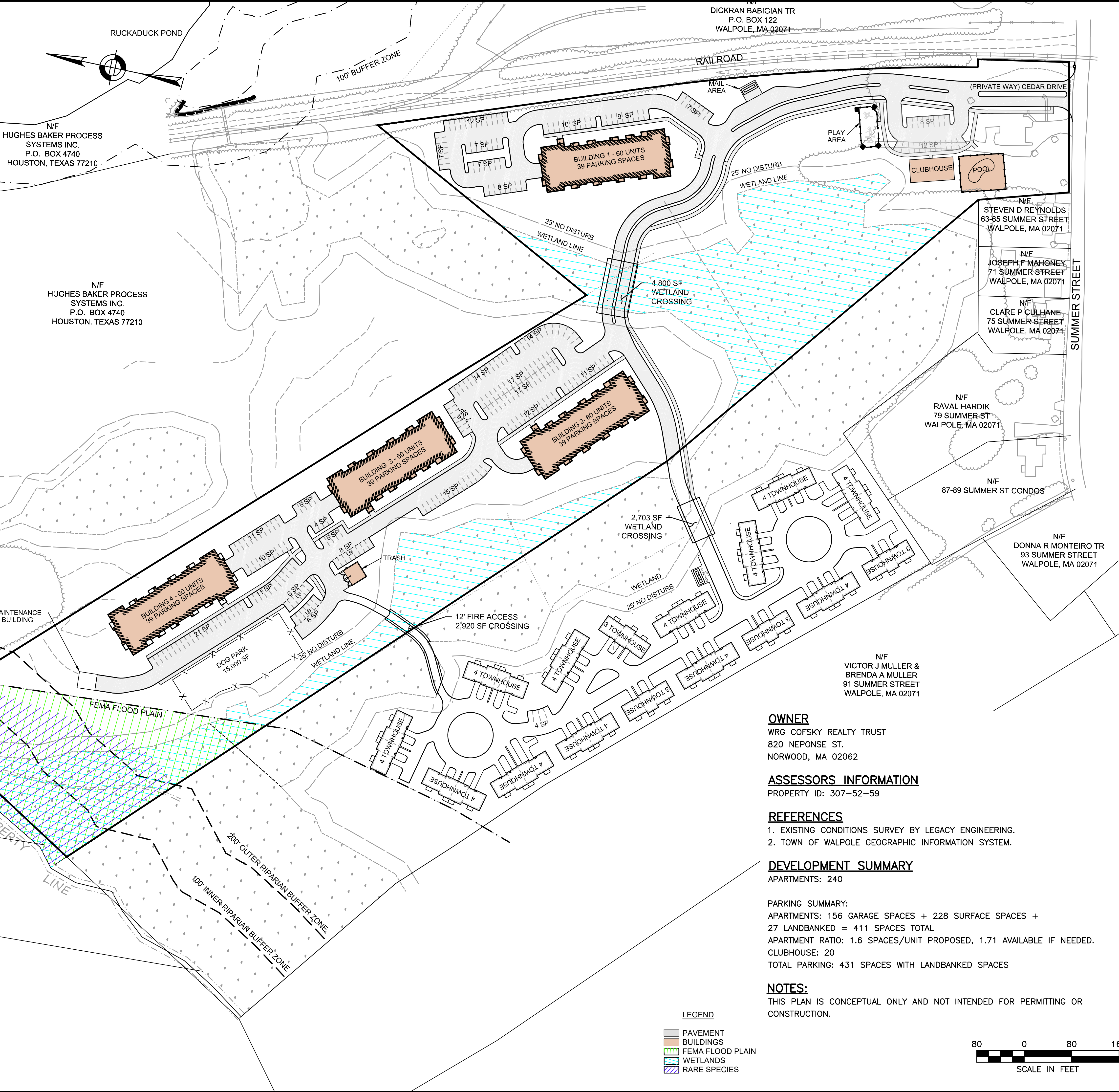
DESIGNED BY: KE/KF

DRAWN BY: KF

CHECKED BY: KE



LOCUS MAP
SCALE: 1"=1500'



OWNER
WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

ASSESSORS INFORMATION
PROPERTY ID: 307-52-59

REFERENCES
1. EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.
2. TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

DEVELOPMENT SUMMARY
APARTMENTS: 240

PARKING SUMMARY:
APARTMENTS: 156 GARAGE SPACES + 228 SURFACE SPACES +
27 LANDBANKED = 411 SPACES TOTAL
APARTMENT RATIO: 1.6 SPACES/UNIT PROPOSED, 1.71 AVAILABLE IF NEEDED.
CLUBHOUSE: 20
TOTAL PARKING: 431 SPACES WITH LANDBANKED SPACES

NOTES:
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LEGEND

- PAVEMENT
- BUILDINGS
- FEMA FLOOD PLAIN
- WETLANDS
- RARE SPECIES



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WESTFORD, MA 01886

PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA

REVISIONS:

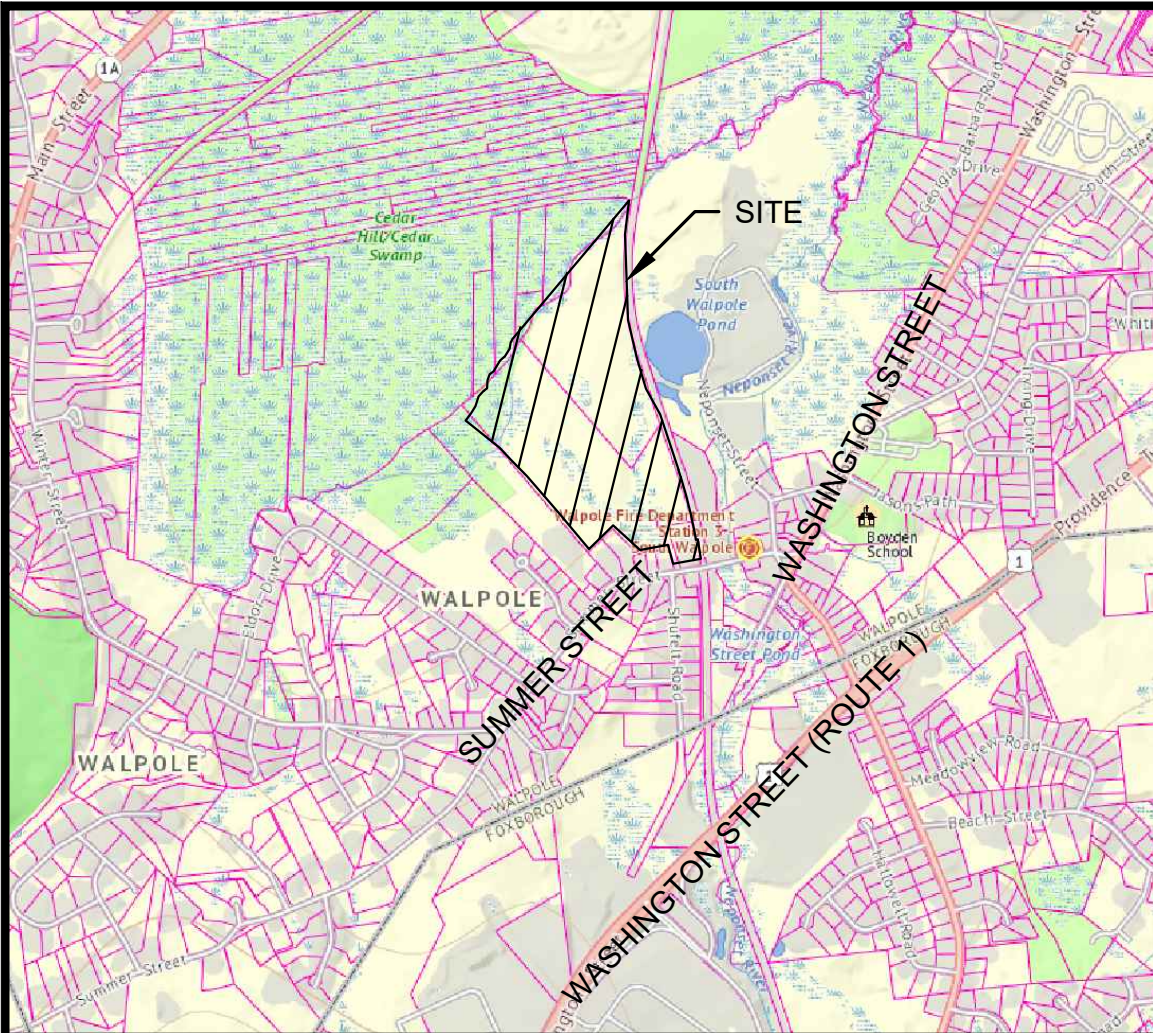
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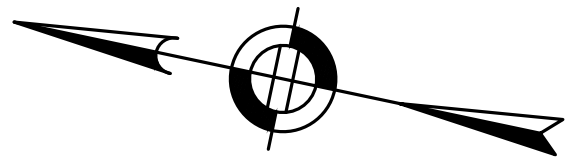
PRELIMINARY SITE PLAN

DEVELOPMENT
AREAS EXHIBIT
CEDAR CROSSING
APARTMENTS

DATE:	AUGUST 30, 2019
PROJECT NUMBER:	19097
DESIGNED BY:	KE/KF
DRAWN BY:	KF
CHECKED BY:	KE



LOCUS MAP
SCALE: 1"=1500'



OWNER
WRG COFSKY REALTY TRUST
820 NEPONSE ST.
NORWOOD, MA 02062

55 SS LLC
6 LYBERTY WAY
WESTFORD, MA 01886

ASSESSORS INFORMATION
PROPERTY ID: 307-52-59

REFERENCES
1. EXISTING CONDITIONS SURVEY BY LEGACY ENGINEERING.
2. TOWN OF WALPOLE GEOGRAPHIC INFORMATION SYSTEM.

DEVELOPMENT SUMMARY
TOWNHOUSES: 48
PARKING SUMMARY:
TOWNHOUSES: 48 GARAGE SPACES + 48 SURFACE SPACES = 96 SPACES TOTAL
TOWNHOUSE RATIO: 2.00 SPACES/UNIT
APARTMENTS: 192
APARTMENTS: 78 GARAGE SPACES + 277 SURFACE SPACES = 355 SPACES TOTAL
APARTMENT RATIO: 1.85 SPACES/UNIT PROPOSED,
CLUBHOUSE: 20
TOTAL PARKING: 471 SPACES

NOTES:
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LEGEND
PAVEMENT
BUILDINGS
FEMA FLOOD PLAIN
WETLANDS
RARE SPECIES



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PROPOSED MULTIFAMILY
DEVELOPMENT
SUMMER STREET
WALPOLE, MA

REVISIONS:			
NO	BY	DATE	DESCRIPTION

EXHIBIT 3.1
SUPPLEMENTAL

PRELIMINARY SITE
PLAN

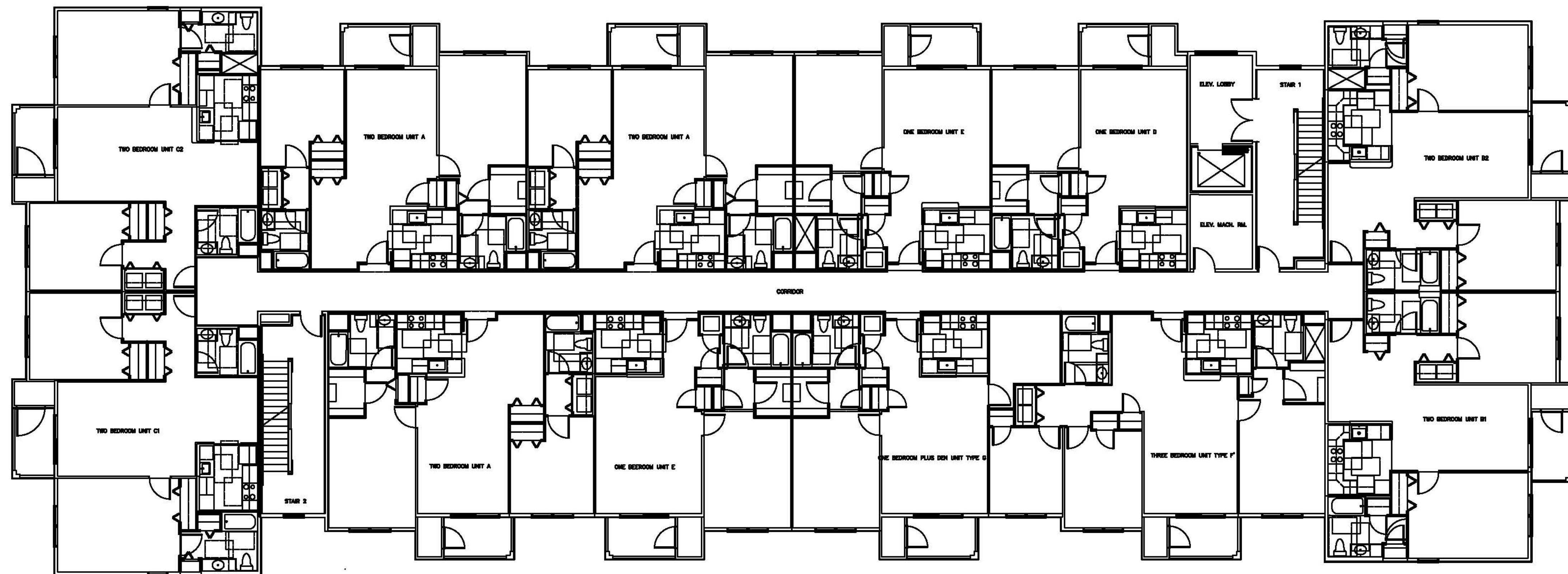
CEDAR
CROSSING
APARTMENTS

DATE:	OCTOBER 1, 2019
PROJECT NUMBER:	19097
DESIGNED BY:	KE/KF
DRAWN BY:	KF
CHECKED BY:	KE

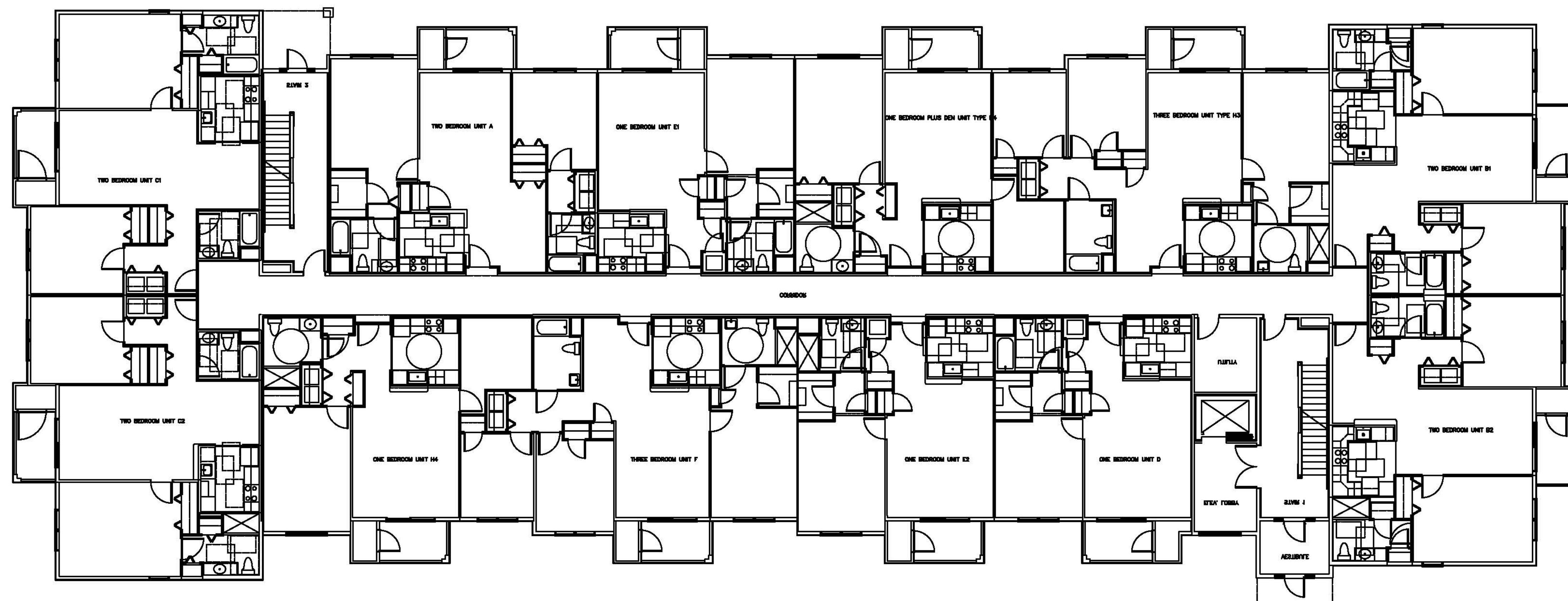


Cedar Crossing / Elevations / 27 August 2019

25 Years of Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800 / MAUGEL.COM



Upper Level Floor Plans



First Level Floor Plan

Cedar Crossing / Floor Plans / 27 August 2019



Cedar Crossing / Rendering / 27 August 2019

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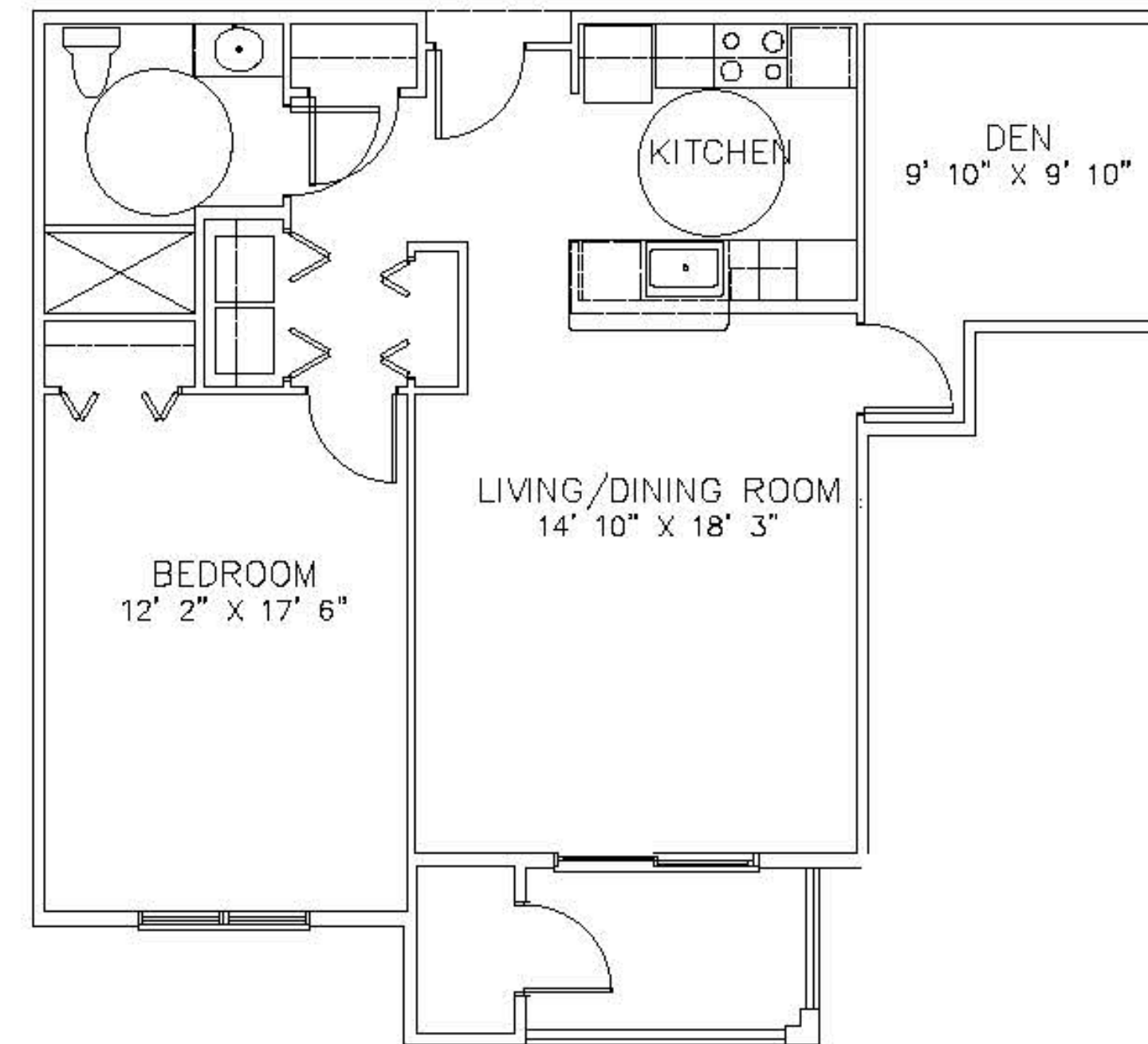


Cedar Crossing/Cedar Edge / Entry View Rendering / 27 August 2019

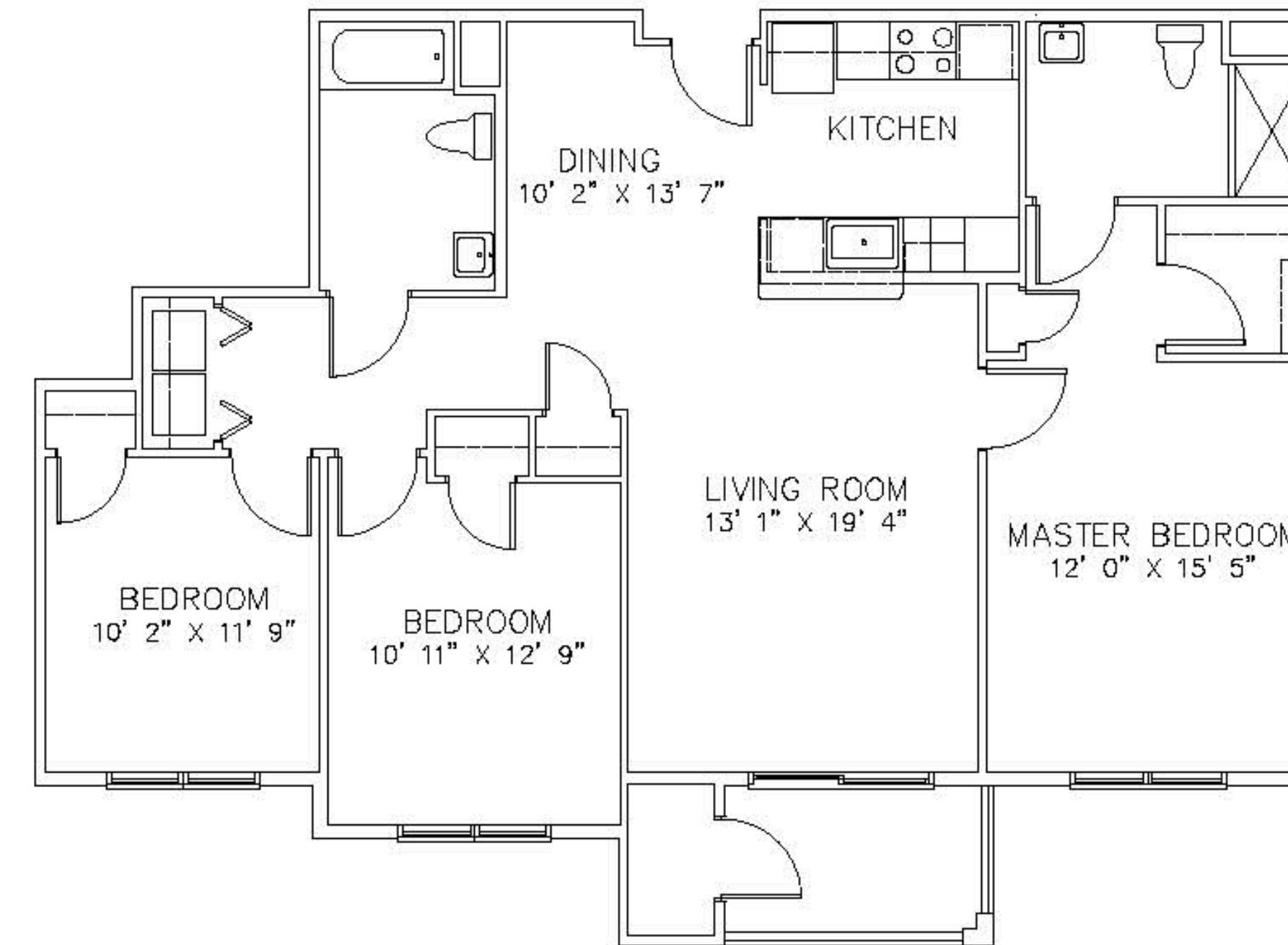


Cedar Crossing/Cedar Edge / Overall Rendering / 27 August 2019

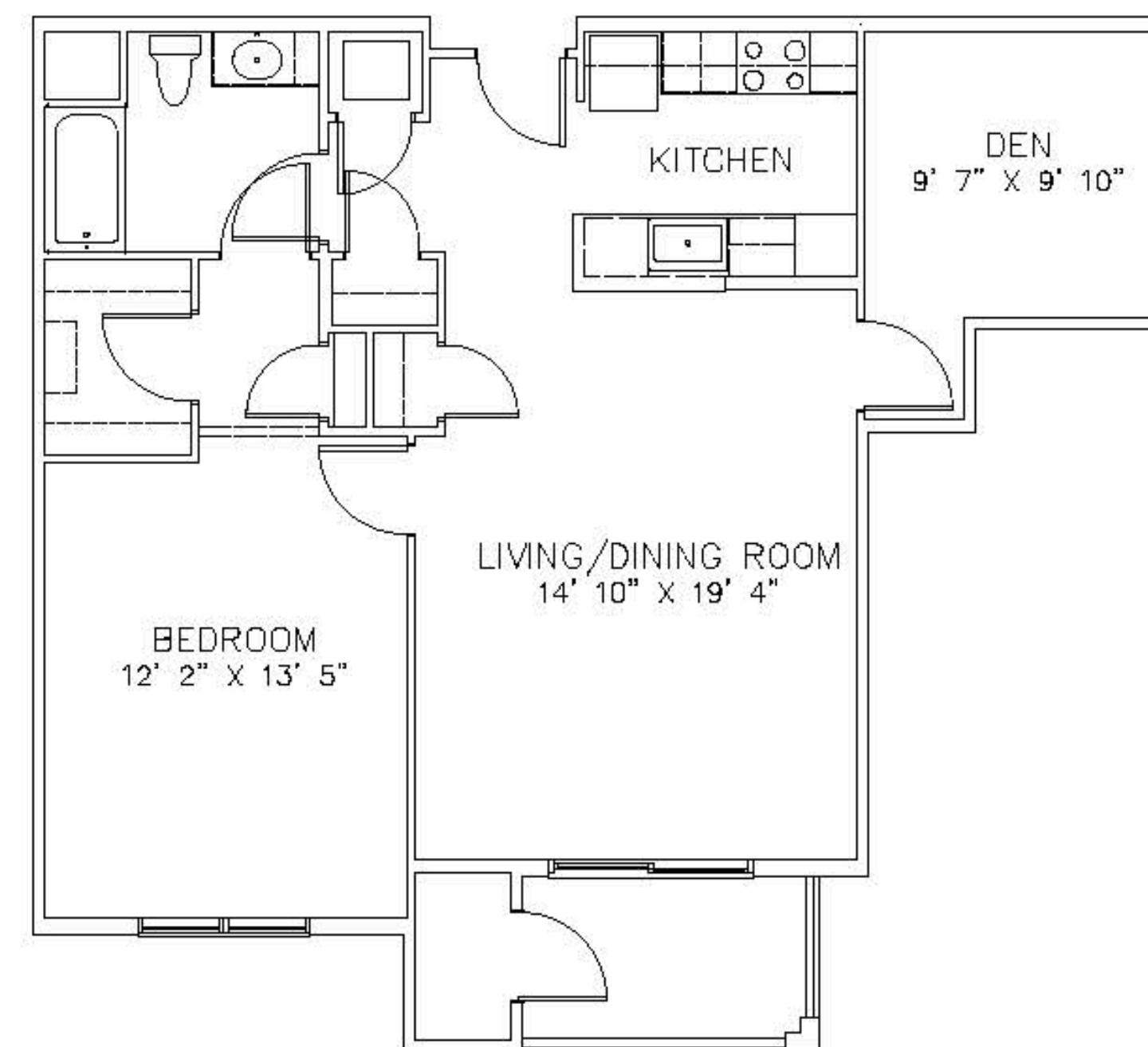
25 Years of Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800 / MAUGEL.COM



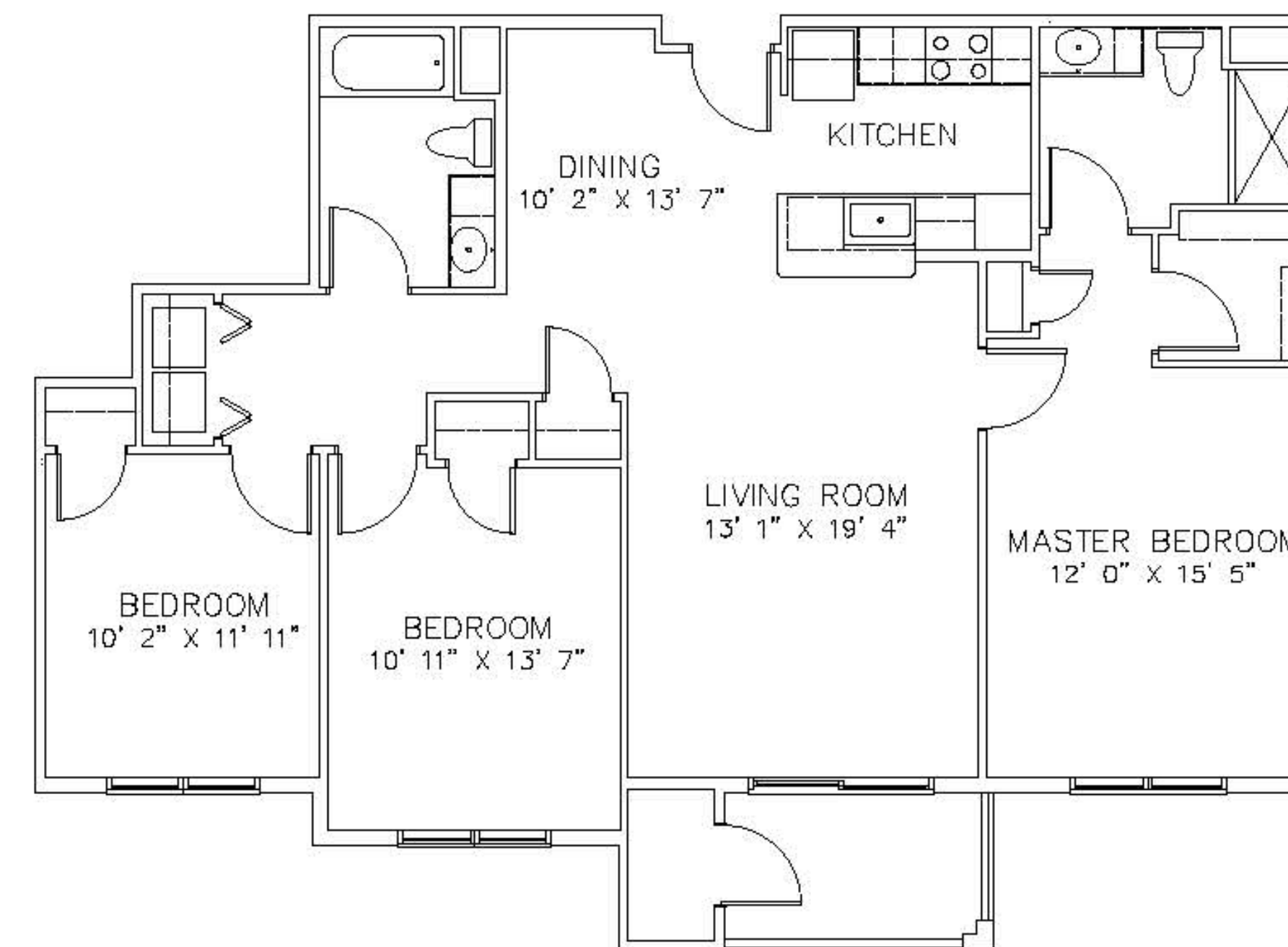
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953 SF



UNIT TYPE H3
1285 SF

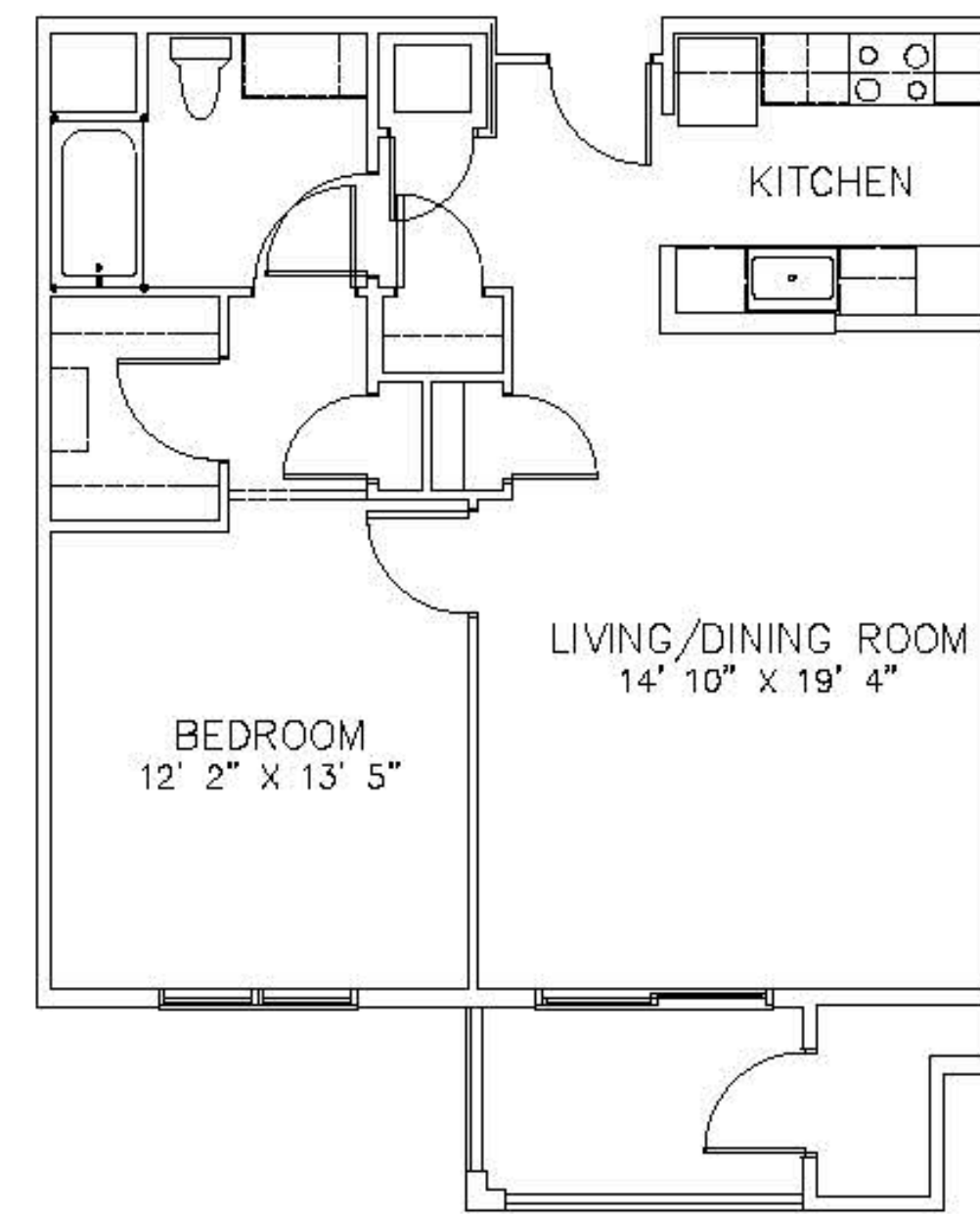


UNIT TYPE G
950 SF

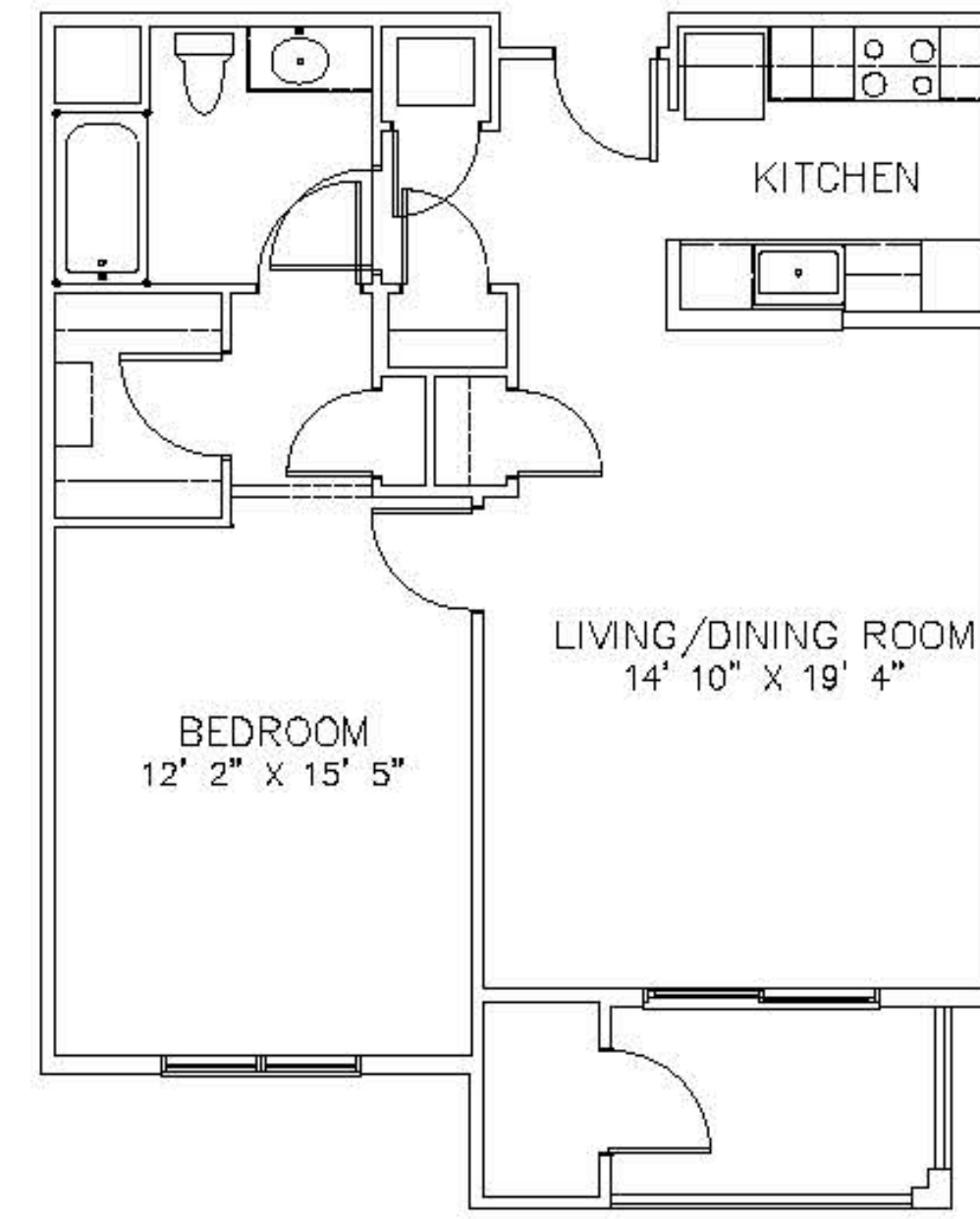


UNIT TYPE F
1288 SF

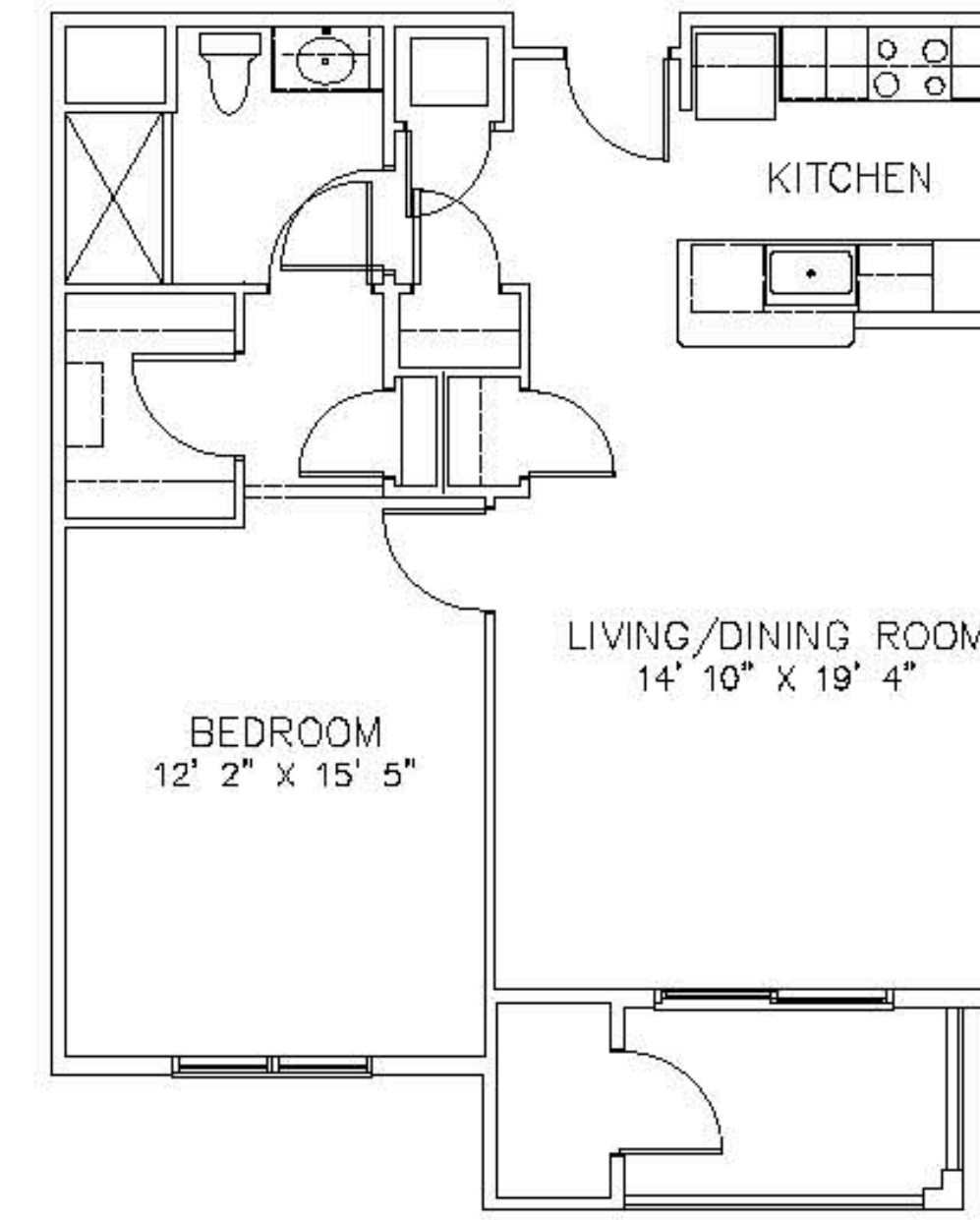
Cedar Crossing / Floor Plans / 27 August 2019



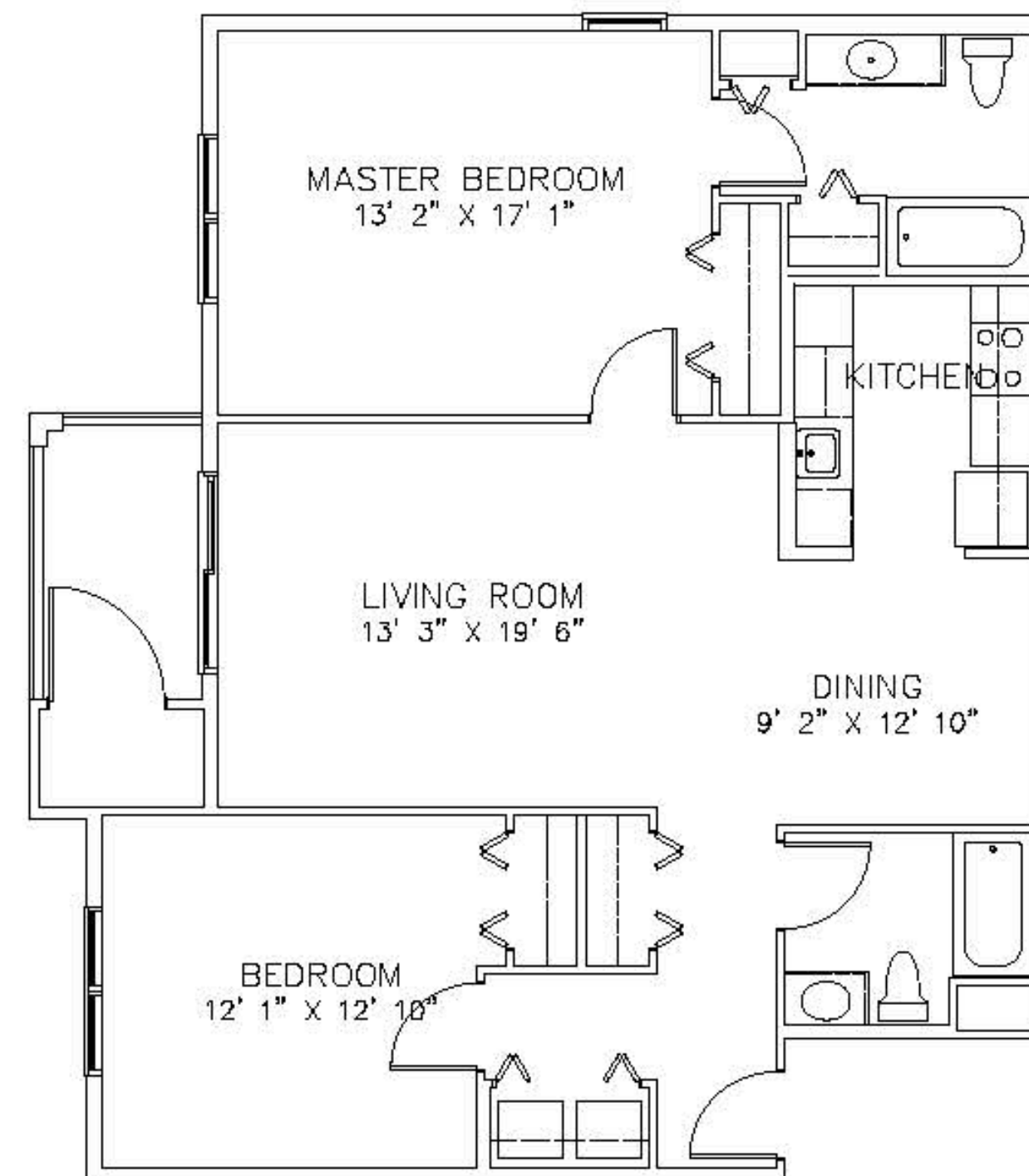
UNIT TYPE D
806 SF



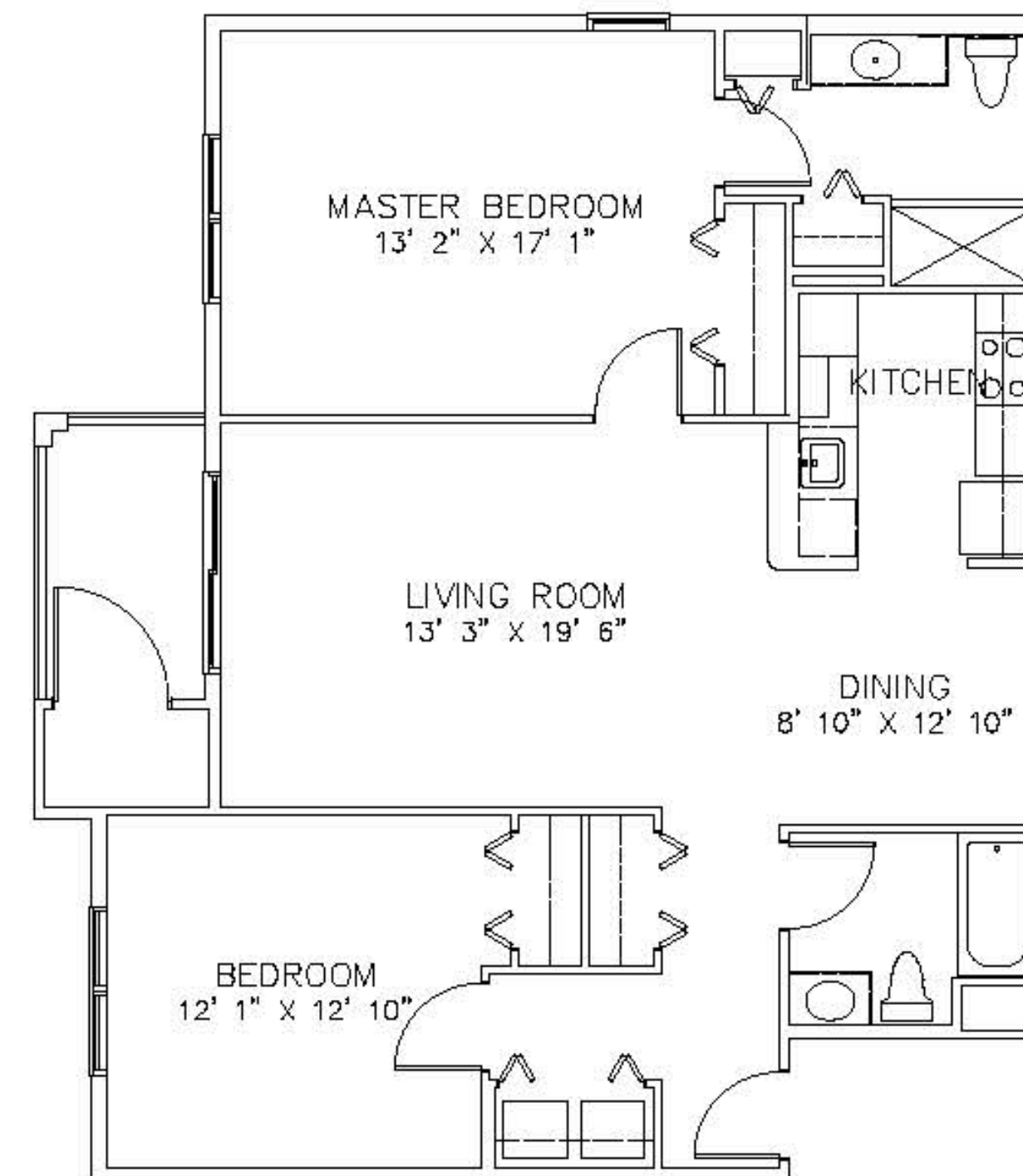
UNIT TYPE E1
932 SF



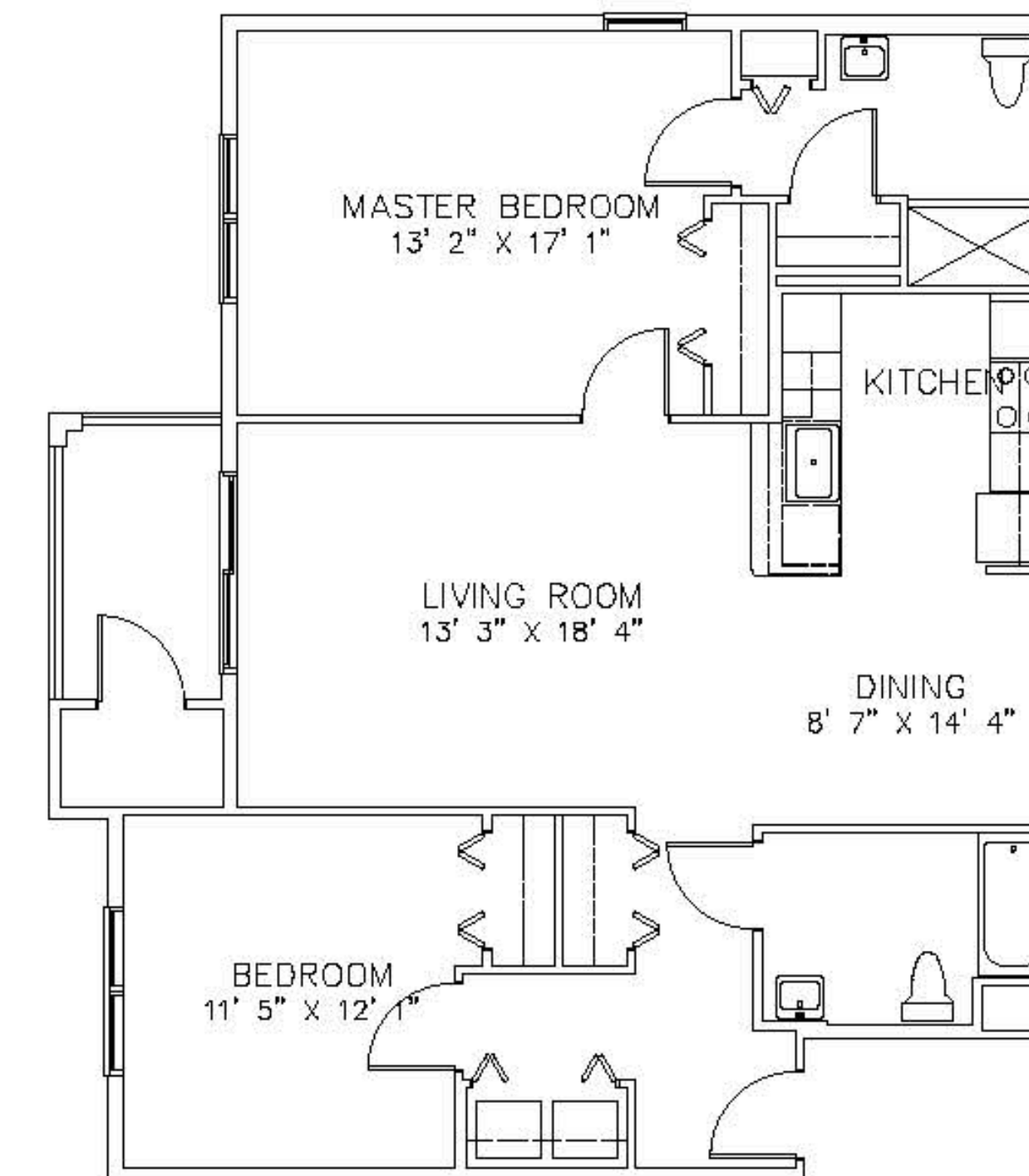
UNIT TYPE E2
932 SF



UNIT TYPE C1
1186 SF

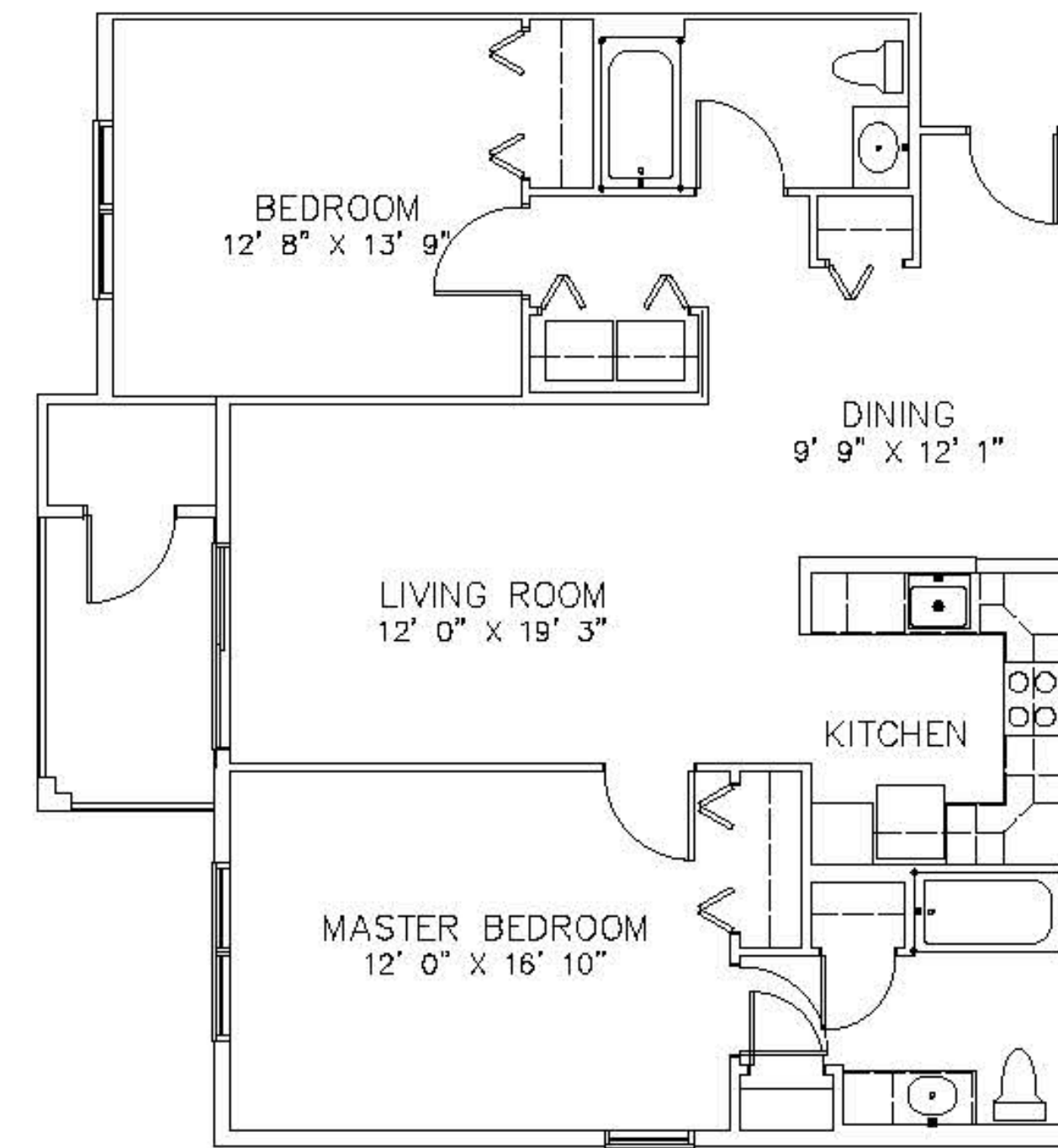


UNIT TYPE C2
1186 SF

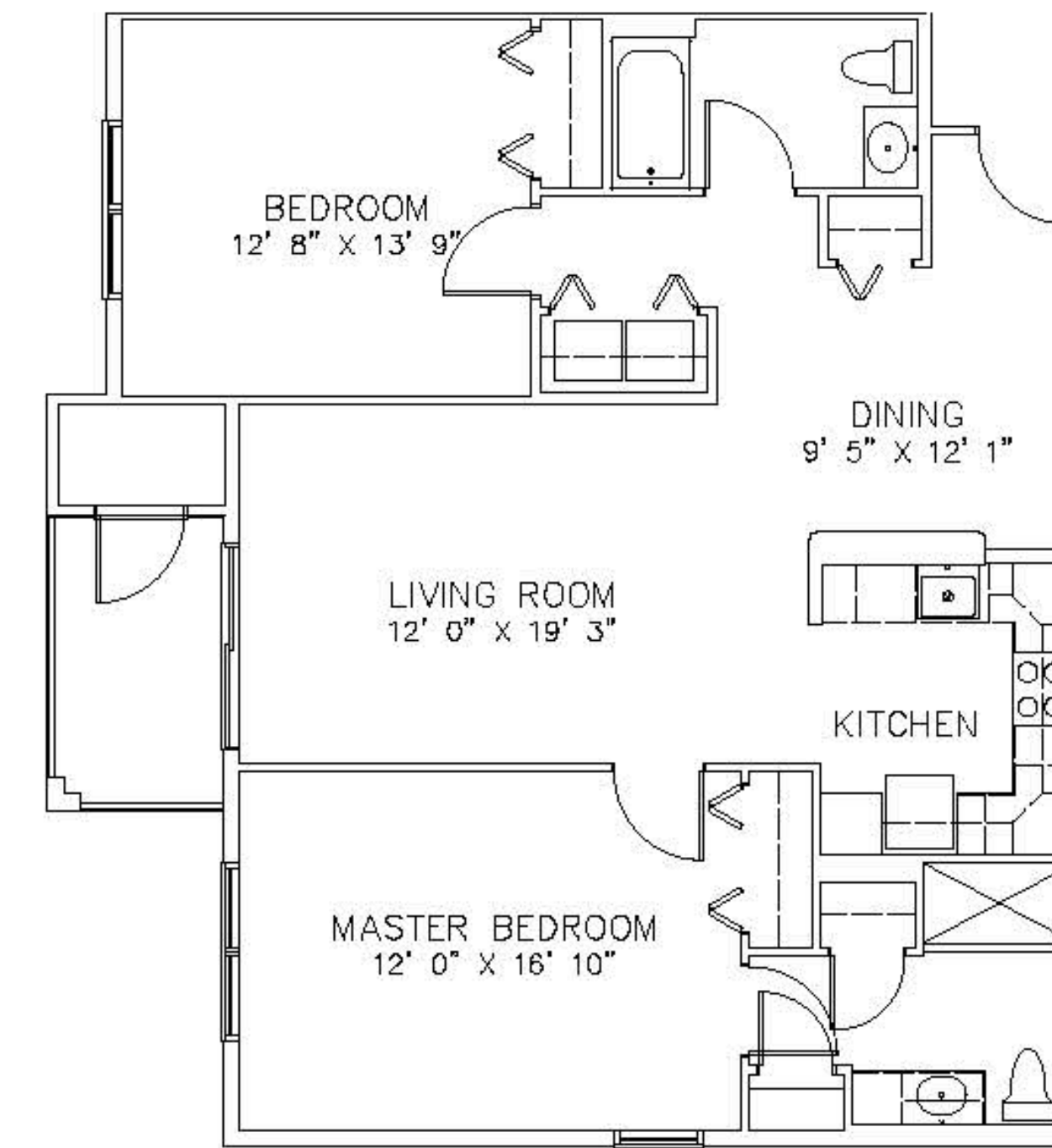


UNIT TYPE H5
1186 SF

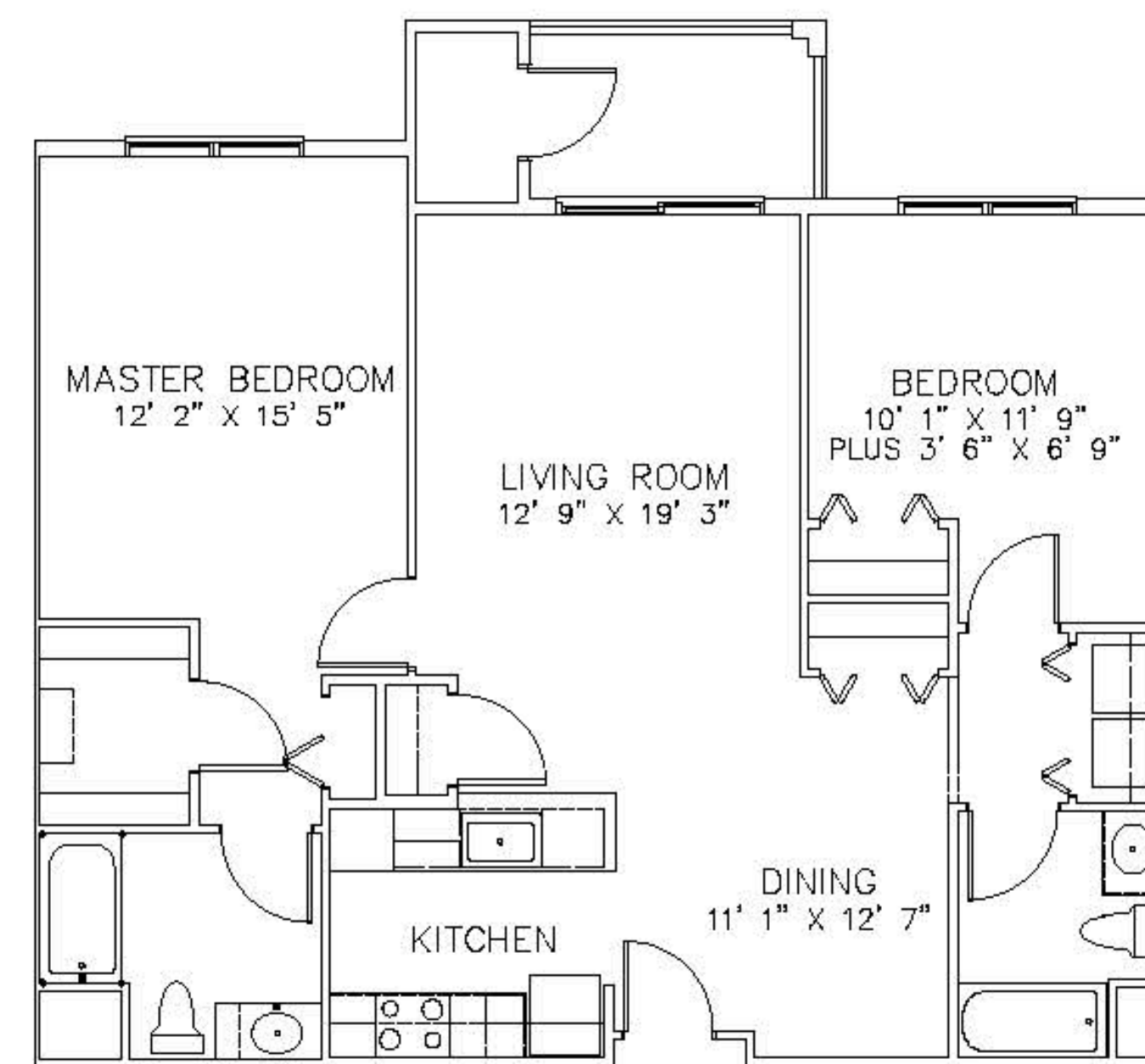
Cedar Crossing / Floor Plans / 27 August 2019



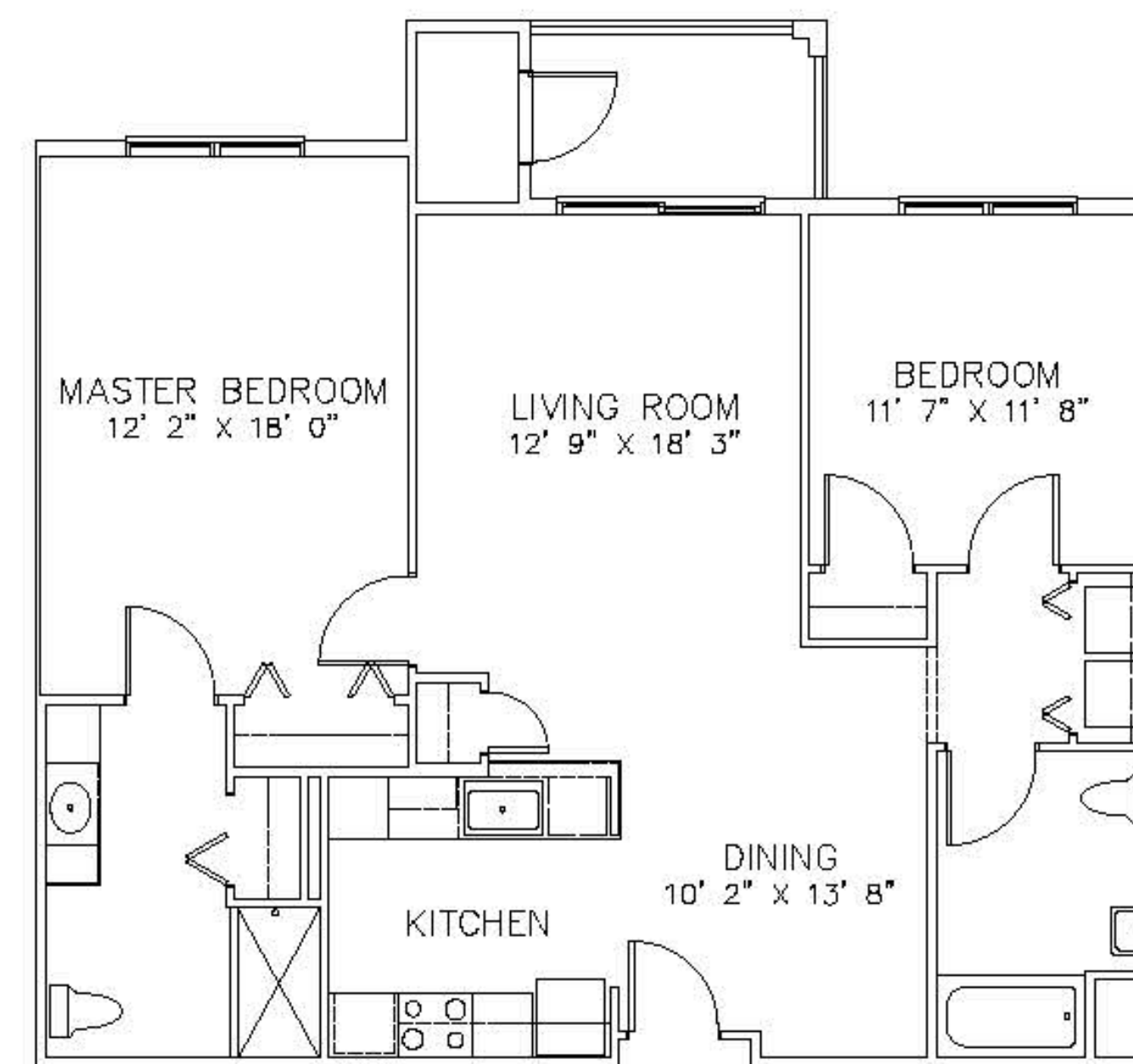
UNIT TYPE B1
1146 SF



UNIT TYPE B2
1146 SF



UNIT TYPE A
1122 SF



UNIT TYPE H2
1122 SF



UNIT TYPE H1
806 SF

Cedar Crossing / Floor Plans / 27 August 2019