

Cedar Crossing and Cedar Edge

Greater Housing Choice for Walpole and
the Region

Applicant

55 SS LLC

6 Liberty Way

Suite 203

Westford, MA 01886



Omni Development, LLC



Table of Contents

Part I: Summary of Applicant, Project Proposal, Local Need and Permit Request.....	3
Description of Applicant	3
Description of Development Team	3
General Project Overview	4
Local Need.....	6
Proposed Findings.....	6
Request for Comprehensive Permit.....	8
Part II: Submittal Requirements	9
Project Eligibility.....	9
The Applicant	9
Funding	10
Site Control	10
Preliminary Site Development Plans.....	10
Existing Conditions	13
Architectural Drawings	14
Tabulation of Proposed Buildings	15
Utility Plans	15
Recreation / Open Space Amenities	15
Waivers/Exceptions	15
Proformas.....	15
Impact Analysis of the Natural and Built Environment.....	16
Traffic Analysis	18
Statement of Impact on Municipal Facilities	19
Statement on Compliance with Walpole Housing Production Plan (2019), Master Plan (2004 updated 2009) and Draft Open Space Plan (2011)	19
Project Team	19
List of Abutters.....	19
Filing Fees.....	19
List of Exhibits	20



Part I: Summary of Applicant, Project Proposal, Local Need and Permit Request

Description of Applicant

The Applicant, 55 SS LLC which is owned and controlled by the Principals of Omni Development LLC, is a Massachusetts Limited Liability Company that is qualified to undertake the planning, design, construction, ownership and operation of the rental and ownership housing community to be known as Cedar Crossing and Cedar Edge as described herein. Omni Development has successfully permitted and developed multifamily housing in the Metro West area with a commitment to innovative design, value and sustainability, including the housing projects at Village Green Littleton, Village Green Tewksbury and Avalon Acton/Westford.

Description of Development Team

Omni has assembled a team of well-respected professionals with vast experience in their fields of expertise. All the professionals involved in the project have contributed to many significant projects, some of which are 40B projects. Their

work has stood up to peer review during approval processes and the projects they have contributed to have stood the test of time. The team includes Mangel Architects, Howard Stein Hudson Civil Engineers, Enstrat Environmental Engineers Oxbow Associates biologist/wetland specialists, Bayside Engineering Traffic Engineers, Macchi and Macchi local counsel, D' Agostine, Levine, Parra and Netburn, PC 40B counsel, Princeton Properties property manager and Public Archeologist Laboratory, archeologist.

General Project Overview

Cedar Crossing and Cedar Edge respectively are proposed rental and ownership residential communities that are designed to increase housing choice and supply, in general, and affordable housing supply in particular while meeting the needs of a variety of demographics from empty nesters to millennials as well as young families. The Handicap Accessible units (5% of the garden style) as well as handicap adaptable units (100% of the garden style) and hearing-impaired units will further increase community housing choice.

The project is located on a 55-acre parcel of land, located at 55 Summer Street in Walpole MA (the "Property" or the "Site"). The proposed Cedar Edge project includes 60 single-family ownership units, consistent with the height and scale of the existing one- and two-family homes along Summer Street and will provide a transitional area between those homes and the 240 rental units set further back from Summer Street. The Cedar Crossing rental units will be housed in four (4)-story 48-unit garden buildings which are all set back at least 1659 feet from Summer Street and 48 Rental Townhomes that are all at least 665 feet from Summer Street. The garden units will include a mix of bedroom sizes, consisting of 112 one-bedroom units, 80 two-bedroom units, which will range in size between 681 square feet and 1248 square feet. The rental townhomes will consist of twenty-four (24) 2-bedroom units and twenty-four (24) 3-bedroom units that will range in size between 1300 and 1500 square feet. Single family homes will all be 3-bedroom homes between 1700 and 2500 square feet.

The rental portion of the project also includes a clubhouse containing a management/leasing office, fitness room, business office, package room and community space. A playground, pool, dog park and community garden area along with other amenities are planned.

Cedar Crossing and Cedar Edge also includes structured and both covered and uncovered surface parking, landscaping, lighting and other improvements as described herein.

Twenty-five percent (25%) of the housing units will be available to households earning no more than 80% of Area Median Income, adjusted for household size, for the Boston-Cambridge-Quincy PMSA area. The proposed project provides the benefit of the creation of 75 units of affordable housing. Additionally, based on 40B regulations, 255 units (100% of the rental units and 25% of the ownership units) will add to Walpole's SHI count. Lastly, the issuance of permits for the project will afford the town a 2-year moratorium from additional 40B projects*. The project is also located near existing public transportation and creates a greater housing choice for Walpole and the region.

The site consists of Assessor's Map/Parcel 52-59 & 52-60 as well as an approximately 25-acre portion of assessors Map/Parcel 52-78 which is land to the west of the railroad tracks and formerly owned by Baker Hughes. The entire site is undeveloped.

**The project will result in 255 Subsidized Housing Inventory (SHI) units which will add 2.8% to the town's SHI. Under 56.03(4)F, a town with an approved Housing Production Plan (HPP) that adds 1% SHI in a 12-month period is subject to a 2 year moratorium from additional 40B projects.*



The Site is located within South Walpole and zoned as a Limited Manufacturing District, as defined by the Town of Walpole Zoning Bylaw. The proposed residential project is a more ideal fit in the fabric of the adjacent residential neighborhood than a large industrial development.

The rental portion of the Project includes a total of 425 parking spaces, or an average of 1.77 spaces per unit which is a parking space per unit ratio generally

consistent with projects of this nature. The parking spaces will include a mix of enclosed and open-air parking spaces. The ownership portion of the project offers 120 garage and 132 surface spaces for a total of 252 or 4.2 spaces per unit.

Collectively, the buildings to be located on the Property along with landscaping, parking and other improvements to be constructed thereon and in connection therewith shall be known as the “Project”.

Local Need

According to the latest Massachusetts Department of Housing and Community Development Subsidized Housing Inventory information provided to the Applicant, the Town of Walpole’s Chapter 40B housing inventory includes a total of 636 Low or Moderate Income Housing units, which constitutes 7.08% percent of Walpole’s total housing stock, which is below the ten percent (10%) threshold established by the Massachusetts Comprehensive Permit Law (Chapter 40B) and 760 CMR 56.03(3)(a).

The Applicant believes the proposed Project fulfills a number of important objectives:

1. To fulfill the Walpole Housing Production Plan’s documented need to create affordable housing units compatible in size, scale and architecture with the prevailing character of Walpole while increasing the number of affordable rental and ownership units available to a wide range of people and families in need of housing.
2. To develop high quality, energy efficient and sustainable buildings in Walpole that will provide a healthy and cost-efficient environment for the residents through the use of an architect, experienced builders, and property management company that has these objectives as their primary mission.
3. To develop building designs that will work in scale and character within Walpole and the surrounding neighborhood and which will be an exemplary model for affordable housing for the municipality.
4. To create the longest-term affordability allowed by law for the affordable units.

Proposed Findings

The Applicant respectfully requests the Zoning Board of Appeals make the following proposed findings in connection with the action of the Board on this Application:

1. The Applicant is eligible to receive a Subsidy from a Subsidizing Agency (NEF Program of the FHLBB for which MassHousing serves as Subsidizing Agency) after a Comprehensive Permit has been issued and which, unless

otherwise governed by a federal act or regulation, complies with the requirements of the Subsidizing Agency (MassHousing) relative to a reasonable return on the Project. Note that the Applicant will assign the Comprehensive Permit Decision issued to two single purpose entities, one for each of the rental and ownership portions of the Project, in order to facilitate the Applicant's receipt of Project funding, including but not limited to the NEF Program, as is customary for such developments of this nature.

2. The Project is fundable by a Subsidizing Agency within the meaning of Section 56.04(1)(b) of the Chapter 40B Regulations since the Subsidizing Agency, MassHousing, issued a written Determination of Project Eligibility, dated January 2020, under a Low- or Moderate-Income Housing subsidy program.
3. The Applicant controls the site, as evidenced by the quitclaim deeds attached hereto, sufficient to qualify the applicant as a recipient of a Comprehensive Permit for this Project as required under Section 56.04(1)(c) of the Chapter 40B Regulations.
4. The number of SHI Eligible Units in the Town of Walpole constitutes less than ten percent (10%) as reported in the latest Subsidized Housing Inventory of the Town as reported by the Department of Housing & Community Development as of May 3, 2019 and as further described above.
5. The developments as proposed in the Application and other supporting documentation are "Consistent with local need" within the meaning of Massachusetts General Laws, Chapter 40B, Section 20, and Section 56.02 of the Chapter 40B Regulations (760 CMR 56.02).

Request for Comprehensive Permit

The Applicant and the Project are more particularly described in the plans, drawings and other exhibits included with this Application which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by the 40B Regulations (760 CMR § 56.00), as well as the requirements of the Walpole Zoning Board of Appeals.

For the reasons presented in this Application, and the additional reasons the Applicant will present at the scheduled public hearings regarding the Application, the Applicant respectfully requests that the Zoning Board of Appeals issue a Comprehensive Permit to the Applicant for the proposed Project.

Respectfully Submitted,



David E. Hale, 55 SS LLC Manager



Part II: Submittal Requirements

Project Eligibility

As evidenced by the attached written determinations of Project Eligibility, dated January 2020, issued by MassHousing, pursuant to 760 CMR § 56.04(7), the Project is eligible under the NEF housing subsidy program and 25 percent of the units will be available to households earning at or below 80 percent of the Area Median Income ("AMI"), adjusted for household size as published by HUD.

MassHousing Site Eligibility letters attached as Exhibit 2.

The Applicant

The Applicant, 55 SS LLC, a Massachusetts Limited Liability Company, agrees to adhere to the limited dividend entity requirements as set forth in M.G.L. c.40B, §§20-23 and its implementing regulations. The Applicant meets the general eligibility standards of the NEF housing subsidy program and will abide by the applicable limited dividend provisions of Chapter 40B.

A Regulatory Agreement will be finalized, signed and submitted to the Board of Appeals as part of Final Approval after the issuance of a Comprehensive Permit but prior to the commencement of construction, as required by Section 56.04(7) of the 40B Regulations.

Certificates of Organization attached under Exhibit 3.

Funding

Prior to issuance of Project Eligibility by MassHousing, Enterprise Bank, a Federal Home Loan Bank of Boston Member Bank, issued a Letter of Interest relative to Projects financing on August 28, 2019.

Enterprise Bank letters of interest attached under Exhibit 4.

Site Control

The Applicant's control of the Property within the meaning of 760 CMR 56.04(1)(c) of the 40B Regulations, is evidenced by the MassHousing's issuance of a written determination of Project Eligibility, and is further evidenced by the quitclaim deeds which demonstrate that 55 SS LLC owns parcels 52-59&52-60 and that 55 BH LLC, whose sole member is the 55 SS LLC, owns the portion of 52-78 west of the railroad tracks.

Copies of deeds for all parcels attached under Exhibit 5.

Preliminary Site Development Plans

The Project is designed to transition in a logical flow from the adjacent residential neighborhood to the multifamily development. Specifically, the single-family homes at the entrance to the Project act as a transitional zone between the existing two-family and single-family homes in the neighborhood along Summer Street and the proposed rental town homes and four-story garden style apartment buildings. The four 48 unit 4-story apartment buildings are set back at least 1659 feet from Summer Street. The intervening wooded wetlands will minimize or eliminate the visual impact of the apartments from Summer Street.

The townhouse structures are of similar height, scale and spacing as the new single-family homes within the project and are located on the project as transitional units between the single-family homes and the 4-story apartment buildings. The townhomes are at least 665 feet from Summer Street.

This is a large site and much of the buildable land is set back from Summer Street. In addition, the wooded portions of the wetlands have tall trees that will screen significant portions of the development from Summer Street and from direct abutters.

Where required, planted screening will be a combination of dense evergreens and deciduous trees/shrubs as designed in consultation with individual abutters neighbors.

The development of a mix of multi-story buildings, town homes, and single-family homes reduces the lot coverage per unit and building footprint per unit resulting in less building materials, construction waste, and upkeep on the land per unit.

The single-family home portion of the site is designed to accommodate a variety of different home styles that will attract either the empty nest demographic or families with children living at home. We expect to offer a variety of home designs to meet the needs of different buyers with the ultimate mix determined by demand. The living spaces will range from 1700 -2500 square feet. As proof of concept we have populated the site plan with 60 house footprints wide and deep enough to have a generous living space and a master bedroom on the first floor to accommodate the empty nest demographic. This approach ensures that we can accommodate the smaller footprints associated with second floor master bedrooms in the family living style at each home location shown on the plan.

The single-family homes will be situated in a private and lovely bucolic setting surrounded by wooded areas yet have a site design that is compact to minimize the landscaped area. In addition, the homes will be part of an association that will pay for upkeep of the landscaping, internal roads and drainage. Omni is in the process of choosing a partner to work with that will build the 60 single family homes.



The rental portion of the project will consist of four, four (4) story 48-unit buildings which will each have elevators. Two of these buildings will feature parking under. There will also be twelve (12) 4-unit town home structures. Finishes will feature tile

flooring, stainless kitchen appliances, granite countertops, and washer and dryer in each unit. The following is the breakdown of bedrooms

Rental Townhomes:

- 24 two-bedroom town home units
- 24 three-bedroom town home units



Garden style rentals

- 80 two-bedroom garden style units
- 112 one-bedroom garden style units



Site lighting is designed to provide safe and pleasant pedestrian and vehicular circulation throughout the Site, while minimizing the glare or spillage of lights off-site, all of which will be lighting consistent with the immediate surrounding area. This will be accomplished with strategically placed lower wattage fixtures with glare blocking shields as necessary.

The Project sewer system will be connected to the Town of Walpole Wastewater Collection System located under Summer Street. Water service is provided through the Walpole municipal water system, also located on Summer Street. The project anticipates approximately 61 gallons per day per bedroom of actual water use and sewer flow for a total of approximately 35,000 GPD.

All Civil Plans located under Exhibit 6 – See list of attached documents for specific plans.

Existing Conditions

Site Location and Environs: The lots are bound by five single and two-family homes along Summer Street to the south and to the east from Summer Street by the CSX/MBTA rail line for approximately 2700 feet. Not locus, but on the east side of the railroad tracks there is a solar farm on land owned by Baker Hughes. To the north the property is bound by a the 361-acre conservation land (Cedar Swap/Cedar Hill) owned by the Town of Walpole and to the west the property is bound by one large single-family home lot that is mostly forested and also abuts the cedar swamp.

Wetlands: The wetland areas collect the runoff from the existing site and ultimately discharge to the periphery of the site. The wetlands boundaries are as field delineated by Oxbow Associates, Inc. of Acton, MA. An Abbreviated Notification of Resource Area Delineation (ANRAD) for the parcels 52-59 & 52-60 was submitted and approved by the Walpole Conservation Commission under Permit number SE 315-1205. The land acquired from Baker Hughes (portion of 52-78) is subject to ANRAD application under permit SE 315-1215 which was recently approved by the Conservation Commission.

Vegetation: The site has typical attributes of abandoned agricultural areas in Massachusetts and includes portions formerly used as a piggery and other farm uses. The topography gradually slopes downward to the north with net drainage of the site directed to the Cedar Swamp Brook tributary to the Neponset River. Of the 55+/- site-acres, approximately 14.19 +/- acres are occupied by palustrine forested hardwood wetland, with about 41 acres of upland second growth deciduous and coniferous forest. The +/-1.0 acre adjacent to Summer Street has attributes of “old field” successional habitat with grasses, goldenrods, and various weedy species and landscaping remnants. Forested upland areas are either dominated by oaks, maples and hickories (deciduous cover) or eastern white pine (coniferous). Invasive species typical of abandoned agricultural land in Massachusetts are prominent within the premises and include Asiatic bittersweet, Tatarian honeysuckle, European buckthorn and multiflora rose, among other exotic species.

Soils: The upland portions of the site are comprised of glacial till deposits. The southerly and westerly portions of the site are comprised of Canton soils, which are a deep, well drained class B soil with gentle slopes. The northerly and northeasterly portions of the site are comprised of Scituate soils, which are a deep, moderately well

drained class C soil with gentle slopes. Under the supervision of HSH, initial soil testing was done in December of 2019 to aid in the design of the stormwater management system and was observed by Chris Johnson the assistant town engineer. Further Soil testing will be done prior to the completion of construction drawings.

Access: The site has frontage with an existing curb cut along Summer Street which is controlled by the Town of Walpole. Both the rental units and the ownership units will access the site via a newly constructed boulevard driveway that can provide two ways in and out in the case one side of the boulevard is blocked. The boulevard island is designed with mountable curbs and a landscape design that will allow emergency vehicles to traverse the median if necessary. In addition, the circulation in the interior of the site is looped and designed to accommodate easy travel for the largest emergency vehicles and school buses.

Environmental: Prior to purchasing the 34+/- acre parcel, identified on map 52 as lots 59 and 60, the applicant hired Enstrat to perform an environmental review of the site and produce a report. The report concluded that "additional assessment activities are not recommended for the Site". "Prior to purchasing the Former Baker Hughes land west of the railroad tracks identified on map 52 lot 78 (portion of) the applicant engaged Enstrat to provide a Phase 2 investigation of the site including both soil and water testing and to report the results. The report concluded "based upon the results of the visual observations and field screening of soil in the test pits, soil testing at the location of a wetland and outfall pipe, and groundwater testing, significant indications of impact from the potential historical activities carried out at the Site were not identified in the assessed locations. Therefore, further assessment activities at the Site are not recommended". Both reports are available for review.

Architectural Drawings

Both the ownership single-family homes and the rental buildings will be built in a modern New England Style with sloped roofs and muted colors.

All buildings will feature advanced insulation and building envelope techniques. Appliances and lighting will be Energy Star Program approved. Mechanical Systems in the apartments will be high efficiency units applicable to each use. Consideration is being given to implementing solar power on some rental buildings.

The proposed rental club house will serve multiple functions: It has a general-purpose room suitable for meetings, functions or other gatherings, and houses the administrative offices for the Rental portion of the project including rental office, management and general support facilities. The clubhouse also provides apartment residents access to a controlled, private swimming pool facility, exercise room,

package room, adjacent grounds and patio space. The rental project also has a playground, community garden and dog park.

The proposed maintenance building safely houses equipment required to maintain the proposed project as well as attic stock and supplies for pool and landscape maintenance.

All Architectural Plans located under Exhibit 8 – See list of attached documents for specific plans.

Tabulation of Proposed Buildings

Tabulation of Buildings attached under Exhibit 9.

Utility Plans

Existing utilities including public water supply, sewer, telephone/internet/cable (Verizon & Xfinity), gas (Columbia Gas) and electric (Eversource) services are located within Summer Street. In general, the existing utilities will be extended into the site to support the proposed development. Fire protection will be provided by sprinkler services interior to the 4 apartment buildings and rental townhomes as is required by code. The Applicant has agreed to sprinkle the 21 western most single family homes the suggestion of the Deputy Fire Chief. Hydrants will be installed along the roadway and interior to the site, as required by public safety regulations and in coordination with the Walpole Fire Department.

All Civil Plans located under Exhibit 6 – See list of attached documents for specific plans.

Recreation / Open Space Amenities

All Civil Plans located under Exhibit 6 – See list of attached documents for specific plans.

Waivers/Exceptions

Waivers and Exceptions attached under Exhibit 10

Proformas

Proformas attached under Exhibit 11

Impact Analysis of the Natural and Built Environment

The applicant has assembled an experienced and skilled team of professionals to understand the existing natural conditions and to account for the impacts of the project. The project will be designed and constructed in compliance with state and federal regulations in regard to wetlands, species of special concern, storm water management, ground water recharge, historic and cultural resources and open space and recreational area as will be demonstrated by the plans and other materials submitted now and throughout the permitting process as each synopsis below demonstrates.

Historic: There are no existing buildings on the site. An archeological dig was performed by PAL under a permit #3937 issued by the Massachusetts Historic Commission. The reports indicate no significant findings. The Site is not within any historic district or otherwise nominated or eligible for the National Register of Historic Places. Similarly, there is no evidence of the presence of any historically significant structures.

Habitat: The northern most 3.61+/- acres of the site lies within mapped Priority and Estimated Habitat polygons designated by the Massachusetts Division of Fisheries and Wildlife (MA DFW). Staff from the Massachusetts Natural Heritage and Endangered Species Program (NHESP) responded to an Information Request filed by Oxbow Associates, Inc., and confirmed that the mapped habitat is associated with occurrences of Hessler's Hairstreak, a moth species listed as "Special Concern" by MA DFW. Hessler's Hairstreak is obligately associated with the Atlantic White Cedar Swamp cover type (PF04 – Palustrine Forested Needle-leaved Evergreen of Cowardin, et al., 1979). However, the closest point of Atlantic White Cedar Swamp to non-wetland portions of the premises is greater than 200 horizontal feet. All the habitat polygon occurs within wetlands or the regulated Riverfront Area (310 CMR 10.58).

Wetlands: The wetland areas act to collect the runoff from the existing site and ultimately discharge to the periphery of the site. The wetlands boundaries are as field delineated by Oxbow Associates, Inc. of Acton, MA. An Abbreviated Notification of Resource Area Delineation (ANRAD) for the parcels 52-59&52-60 was submitted and approved by the Walpole Conservation Commission under Permit number SE 315-1205. The land acquired from Baker Hughes (portion of 52-78) is subject to an ANRAD application under permit 315-1215 which was recently approved by the Conservation Commission.

Stormwater Management: The system is designed to capture and infiltrate the required water quality volume and recharge volumes, so that post development peak discharge does not exceed pre- development rates. This is in compliance with Mass DEP Stormwater Management Policy and related technical guidance. Best management practices will be implemented in accordance with a Stormwater Pollution Prevention Plan that must be secured in accordance with the U.S. EPA's Stormwater Management Regulations in connection with the filing of a US EPA Construction Stormwater Management NPDES Notice of Intent.

A stormwater management system has been shown schematically on the Plans to illustrate there are enough area and elevations to mitigate stormwater impacts. The stormwater management system will be developed in accordance with Best Management Practices and in accordance with the DEP stormwater management standards. These standards require that stormwater be treated for water quality and controlled in terms of peak rate of runoff which may affect downstream abutters. These practices include Low Impact Development standards. Groundwater recharge will be provided within the detention basins as the soil conditions allow. The design intention is to increase water quality, increase localized recharge of rainfall/runoff and mitigate runoff to downstream areas.

Storm Water Management Report Summary attached as Exhibit 7.

Landscape: Formalized landscaping will be minimized to the areas around the proposed buildings and at the front of the Project. Landscape plants to be used will focus on a combination of native, drought and area tolerant species that still provide for seasonal color and character. Lawn areas will be minimized, with a naturalized mix to be used along roadsides and around non-formal or maintained areas. All lawn mixtures will be of a drought tolerant species, to reduce watering and maintenance requirements. Irrigation on the rental portion of the project will be provided by an onsite irrigation well. All surfaces that are disturbed by construction will be stabilized by hardscape, plantings or other landscaping. Where no construction activities are proposed, the landscape will be kept in a natural condition, as permitted, by good landscape and arbor-cultural practices. Less than 5000 square feet of Wetland area will be disturbed for the construction of this site and project.

Open Space and Recreational Areas: The rental side of the project will feature a dog park, playground, a barbeque area, community garden, club house and pool for the use of tenants. At completion the project will leave 14+/- acres of natural wooded wetland in their natural state and the existing trail along Cedar Brook will remain as is.

All Civil Plans located under Exhibit 6 – See list of attached documents for specific plans.

Traffic Analysis

Access to the multifamily rental units and single-family homes will be from Summer Street. Internal traffic circulation will allow flow through the entire site, each of the townhouse units and single-family homes will have either single or shared driveway access directly to a road internal to the project.

Ken Cram of Bayside Engineering has prepared a Traffic Impact and Access Study (TIAS) for the proposed Project 40B residential development. This report documents existing operational and safety related characteristics of roadways serving the development site, estimates future year operating characteristics of these roadways independent of the development, estimates development-related trip generation, and identifies incremental impacts of Site-related traffic.

This TIAS has been prepared in accordance with requirements and standards for the preparation of traffic studies as jointly issued by the Commonwealth of Massachusetts Executive Office of Energy & Environmental Affairs/Massachusetts Department of Transportation (EEA/MassDOT).

The summary of the Traffic Report States “ Review of the proposed project and the access plan shows that in relation to roadway capacity, traffic safety, and traffic impacts upon the surrounding roadway network, the proposed project will meet safety standards and have a minimal impact on existing traffic conditions. With the proposed access and maintaining sight distances from driveways (clear sight lines along frontage), safe and efficient access can be provided to the clientele of the proposed development and to the motoring public in the area”

Traffic Analysis attached under Exhibit 12. Note that Appendix to this report (387 pages) is only available in the electronic form. It can be printed upon request.

Parking: The Walpole Zoning Ordinance requires a minimum of 2.0 off-street parking spaces per dwelling unit. The Project includes a total of 677 parking spaces, of which 425 are associated with the rental portion of the project with a per unit ratio of 1.77% and 252 spaces are associated with the ownership portion for a per unit ratio of 4.2%. These percentages are consistent with projects of this nature. Onsite parking is designed to satisfy the demands of the renters and owners who will inhabit the Project.

Statement of Impact on Municipal Facilities

The applicant has made projections of both estimated future tax revenue and the estimated number of school children in previous informational presentations to town officials and residents and this information will be presented to the ZBA during the hearing process.

However, a requirement to make a statement regarding the Project's impact on Municipal Facilities is not required under the 40B statute or regulations. Therefore, the applicant is requesting a waiver from section 3.2.15 of the Town's ZBA rules and Regulations.

Statement on Compliance with Walpole Housing Production Plan (2019), Master Plan (2004 updated 2009) and Draft Open Space Plan (2011)

The increase in number of affordable housing units and the increase in housing choice for a variety of demographics answers needs identified in both the Master Plan and the Housing Production Plan. Additionally, the Applicant believes the Project design along with the existing trail that will remain along Cedar Brook answers desires identified in the Draft Open Space Plan.

The Applicant believes the project will fill an important need for affordable rental and ownership housing which meets the goals, objectives and strategies envisioned by the Town and the Applicant as described above.

However, determining whether the Project complies with all or any of the town's written plans is not required under the 40B Statute or Regulations. Therefore, the applicant is requesting a waiver from section 3.2.16 of the Town's ZBA rules and Regulations.

Project Team

Development Team Roster attached under Exhibit 13.

List of Abutters

As required by 40B Regulations, attached is a copy of certified list for the Property under Exhibit 14

Filing Fees

A summary of filing fees and copies of checks attached under Exhibit 15.

List of Exhibits

Exhibit 1 – Application for Hearing

Exhibit 2 – Site Eligibility Letter

Exhibit 3 – Applicant Documentation

Exhibit 4 – NEF Letters

Exhibit 5 – Site Control

Exhibit 6 – Civil Plans

Exhibit 7 – Storm Water Report Summary

Exhibit 8 – Architectural Plans and Street Elevations

Exhibit 9 – Tabulation of Proposed Buildings

Exhibit 10 – Waiver Lists

Exhibit 11 – Proforma & Appraisal

Exhibit 12 – Traffic Impact Analysis Report

Exhibit 13 – Roster of Development Team

Exhibit 14 – Abutter List

Exhibit 15 – Filing Fees

Additional Documentation not listed as exhibits but contained in electronic copy:

Archeology Reports

Traffic Impact Analysis Appendix

Full Storm Water Report

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

January 13, 2020

Dear Mr. Lee:

Attached, please find 55 SS LLC's comprehensive permit application for the combined Cedar Crossing rental and Cedar Edge home ownership project along with supporting material and the application fee.

We have endeavored to make the application package as complete as possible at this stage of project design. We have met with those direct neighbors who were interested in meeting and have responded to their feedback in the design of the project.

Please note there are two separate checks for the application fee. Since the submission requirements and the review requirements are essentially the same as the planning board fee for site approval, we believe the fees should be the same and have asked for a waiver of the difference.

We look forward to working with the Walpole ZBA and to continue to work with town staff and our neighbors to make this the best project possible for all stake holders while bringing additional high quality affordable and market housing choices to Walpole and the region.

Sincerely,



David E Hale
Manager 55 SS LLC



Cedar Crossing/Cedar Edge / Overhead view of Site / 6 January 2020



Cedar Crossing/Cedar Edge / #1 Entry View / 6 January 2020



Cedar Crossing/Cedar Edge / #2 View of Multi-Family Homes / 6 January 2020



Cedar Crossing/Cedar Edge / #3 View of Single Family Homes / 6 January 2020



Cedar Crossing/Cedar Edge / #4 View of Townhomes / 6 January 2020