

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

January 10, 2022

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

RE: Chapter 40B Comprehensive Permit Application - Modification
Residences at Darwin Commons – Off Darwin Lane

Dear Mr. Chairman:

Enclosed for the Board's review is a conceptual plan of a 12-lot single-family subdivision which is proposed to take the place of the originally proposed 28-unit townhouse condominium development off Darwin Lane. As discussed at the public hearing on December 15, 2021, Wall Street Development Corp. (Wall Street") is prepared to amend its application for Comprehensive Permit to the 12-lot single-family development should the Board consider waiving its right to invoke its "safe harbor" certification as consideration of this amended 12-lot development. If approved by the Board, twenty-five percent (25%) of the homes (3 homes) will be affordable at no more than 80% of the area median income. The 25% affordable homes will be counted toward the Town's 10% affordable housing requirement.

Also enclosed for the Board's reference is a photo portfolio of various home designs to be offered in the development. It should be noted, as a single-family development, it is expected that each home will have its own unique architectural character and that each lot may require certain modifications.

Lastly, enclosed for the Board's reference is a summary of the existing homes on Darwin Lane and Queens Court. As the Board will note, there are 19 homes on Darwin Lane and Queens Court. The living area of the homes range between 1,998 - 3,771 square feet, with an average of 2,725 square feet of living area and two-car attached garages. Photos of each of the homes have been included for the Board's reference.

As reflected by the enclosed home selection photo portfolio, Wall Street's intends for the proposed market homes in the 12-lot development to be comparable in living area, architectural style and design as the existing neighborhood, including 4-bedrooms, 2 ½ + baths and two-car attached garage. In addition, it is expected that prospective homebuyers will request a certain level of design revisions within the home and, perhaps, on the lots to suit their personal lifestyle. It is hoped the Board will favorably consider Wall Street's flexibility to accommodate these requests on a case-by-case basis as each home is constructed or offered for sale.

P.O BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



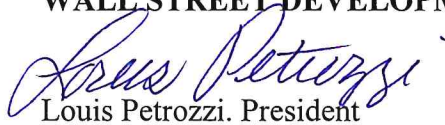
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Thank you for the Board's consideration for this proposed modification. We look forward to meeting with the Board to further review this development and work toward the issuance of the Comprehensive Permit for this development.

Sincerely,

WALL STREET DEVELOPMENT CORP.


Louis Petrozzi, President

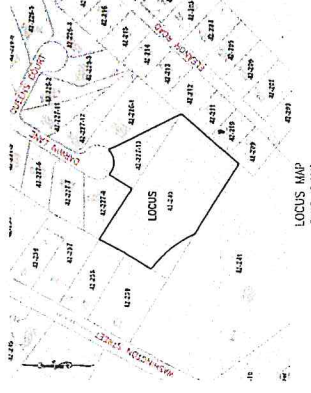
cc. Jay Talerman, Esq. – Mead, Talerman and Costa LLC
Dean Harrison - Consultant

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EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com

CONCEPT PLAN

12 - LOT SUBDIVISION

THE RESIDENCES AT DARWIN COMMONS



ENGINEERS
JOHN HASELBAEGER
P.O. BOX 661
ROXBORO, MA 01502

ARCHITECT
WALL STREET DEVELOPERS CORP.
P.O. BOX 272
WESTWOOD, MA 02090

DEVELOPER
1440 COURT CERTIFICATE #202723 (LOT 2)
1440 COURT CERTIFICATE #204089 (LOT 16)
1440 COURT CERTIFICATE #204111 (LOT 7)
1440 COURT CERTIFICATE #204112 (LOT 15)
ASSESSORS: JAMES
MAP #2 LOT 240
MAP #2 LOT 227-13

**THE RESIDENCES AT
DARWIN COMMON**
12 LOT SINGLE FAMILY HOMES
WALPOLE, MA
JANUARY 3, 2022

GLASSA ENGINEERING, INC.
46 EAST ST
EAST WALPOLE, MA 02002
(508) 666-4401

DARWIN COMMONS 12-LOT SUBDIVISION CONCEPT PLAN

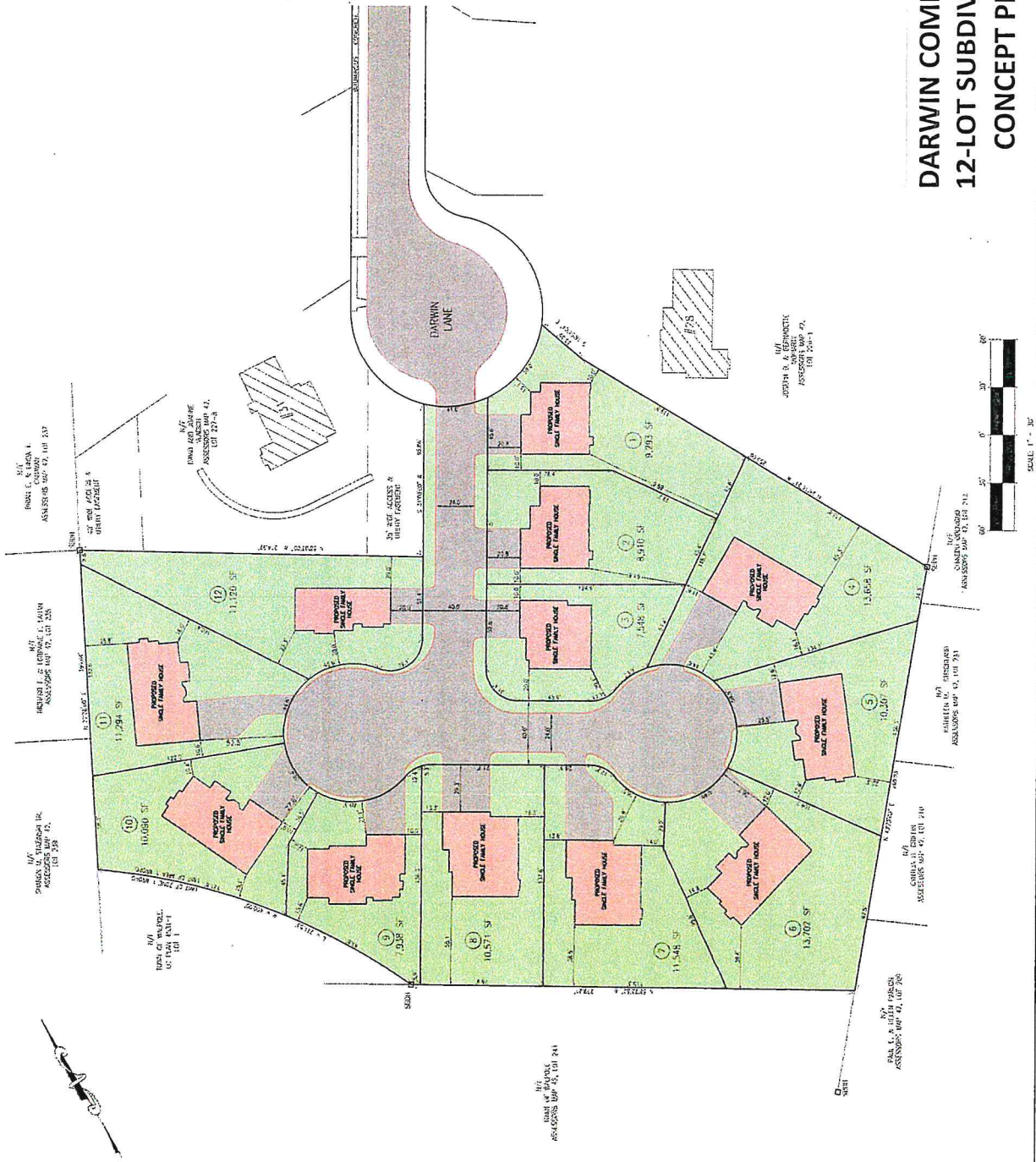
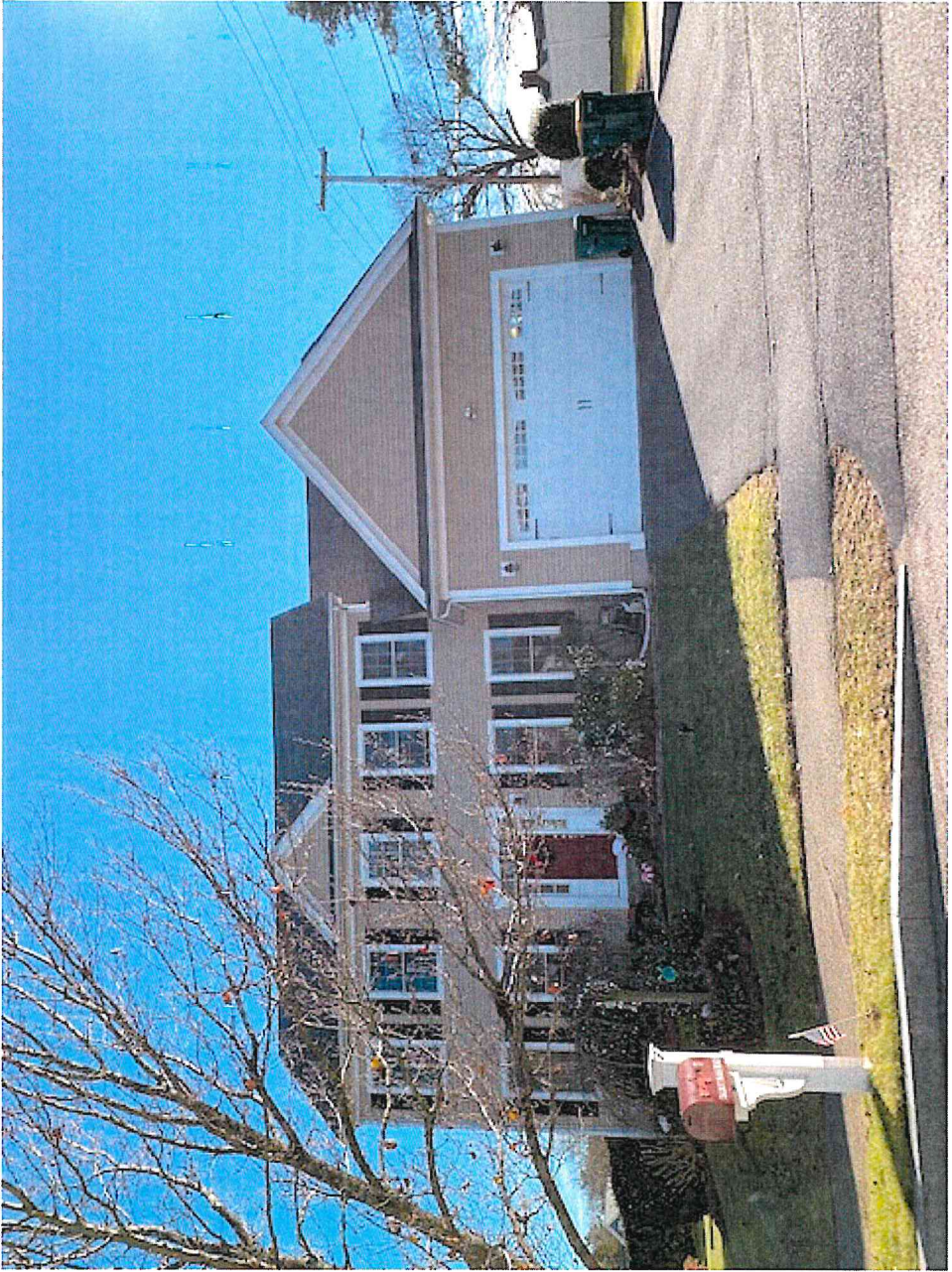


PHOTO PORTFOLIO
HOME SELECTION
THE RESIDENCES AT DARWIN COMMONS





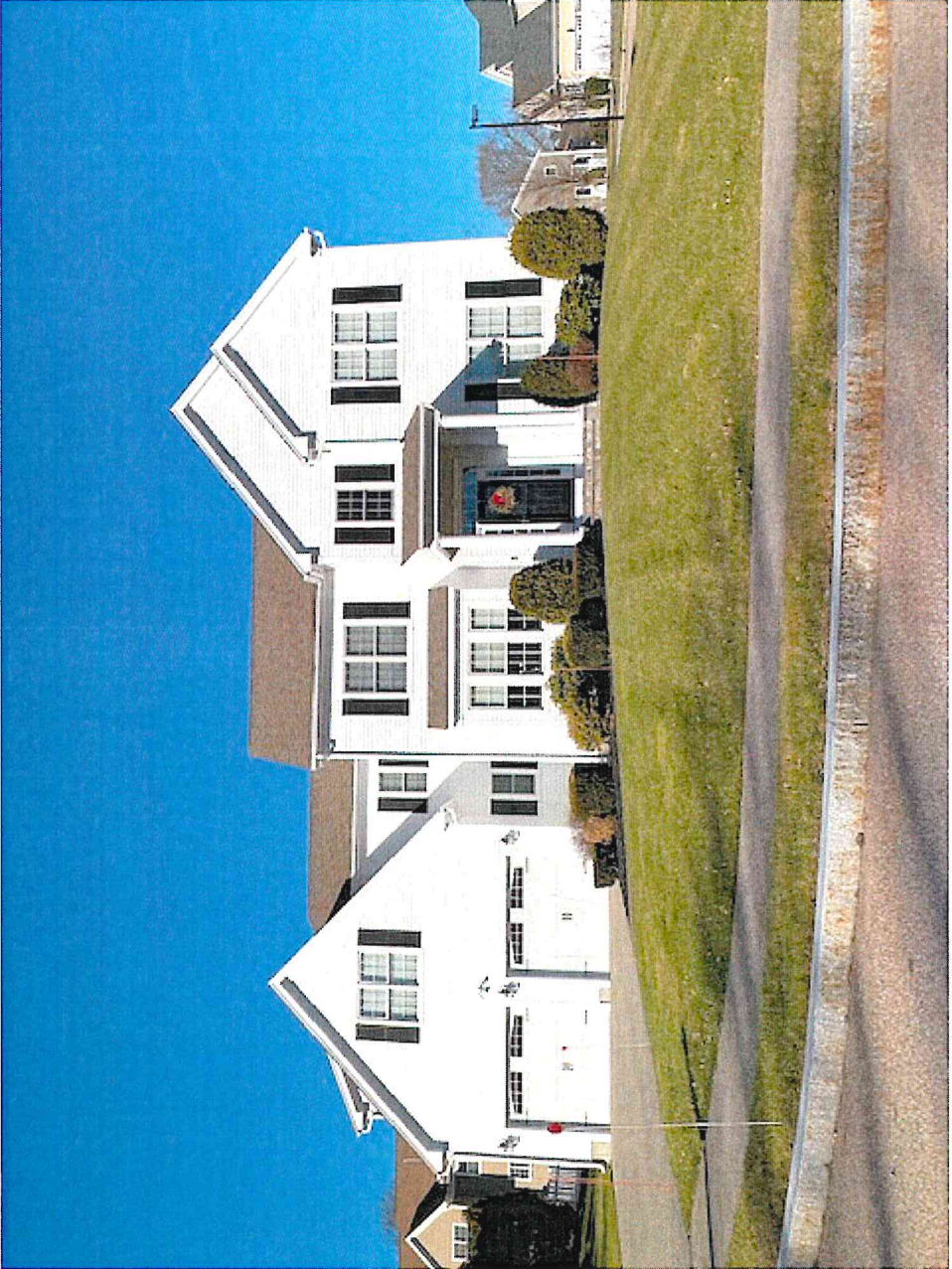




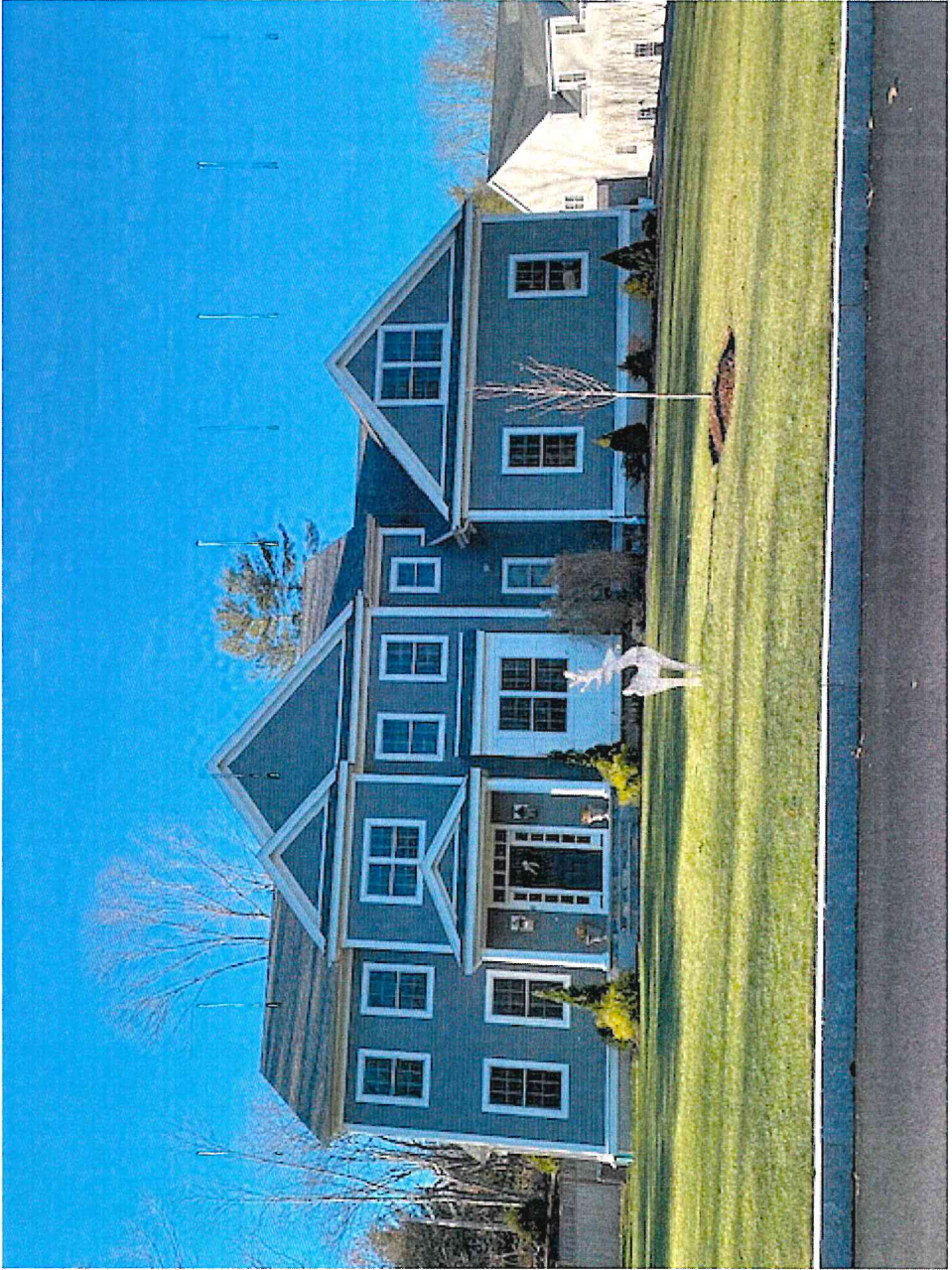
















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