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TOWN OF WALPOLE

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**TOWN OF WALPOLE - ZONING BOARD OF APPEALS**

**APPLICATION FOR HEARING**

*FOR COMPREHENSIVE PERMIT APPLICATIONS SEE ZBA RULES AND REGULATIONS FOR COMPREHENSIVE PERMITS*

Name of Applicant: Wall Street Development Corp. Date: 8/30/2021

Address: P.O. Box 272, Westwood, MA 02090 Tel. No. 617-922-8700

Location of property involved: DARWIN LANE

Previous B/A Decision - Case # \_\_\_\_\_ Date: \_\_\_\_\_

Assessors Lot No. MAP 42, PARCEL 240 Zoning District: Res B  
MAP 42, PARCEL 227-13

This application - (fill out the appropriate request(s) below):

1. Request a **SPECIAL PERMIT** under Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Request a **VARIANCE** from Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Is an **APPEAL** from action taken by Building Inspector or other administrative official  
\_\_\_\_\_ with respect to \_\_\_\_\_  
(Name of official) (Describe)  
\_\_\_\_\_  
\_\_\_\_\_

4. Request for a **COMPREHENSIVE PERMIT** pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23, as amended, to allow:

Construction of twenty-eight townhouse condominiums  
in six (6) buildings.

5. Request for a **DETERMINATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*In the event of a lengthy application, please attach additional sheets to this application.*

\_\_\_\_\_  
Signature of Zoning Enforcement Officer

\_\_\_\_\_  
Check if Project  
May Require Historical Commission Review

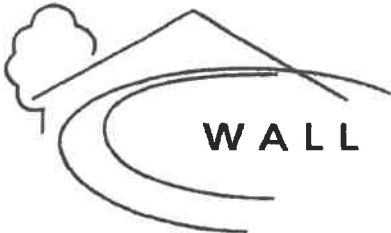
Russ Petrucci Authorized  
Signature of Owner of Property Agent

Russ Petrucci  
Signature of Applicant

P.O. Box 277, Westwood, MA 02090  
Address of Owner

N/A  
Relationship to property involved

PLEASE NOTE:  
THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE THE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.



**WALL STREET DEVELOPMENT CORP.**  
REAL ESTATE DEVELOPERS

21 SEP 17 AM 10:26  
TOWN OF WALPOLE

September 14, 2021

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

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

Dear Mr. Chairman:

Wall Street Development Corp. ("Wall Street") and Darwin Development LLC is pleased to submit an application for a "Comprehensive Permit" pursuant to M.G.L. c. 40B. Our application is made in accordance with M.G.L. c. 40B, sec. 20-23, initially enacted as Chapter 774 of the acts of 1969. In connection with this application, Wall Street has received a Determination of Project Eligibility from MassHousing. As you know, the purpose of this law is to promote and encourage the development of affordable housing in the Commonwealth of Massachusetts. This development will be consistent with the affordable housing needs of the Town of Walpole.

You will note from the information submitted as part of this application that the development site consists of approximately 3.44 acres and is identified on Walpole Assessors Map 42, Parcel 227-13 and Map 42, Parcel 240. The proposed development calls for the construction of twenty-eight (28) homeownership, non-age restricted condominium townhouses in six (6) buildings. Twenty-five percent (25%) of the condominiums will be affordable at no more than 80% of the area median income. The 25% affordable units will be counted toward the Town's 10% affordable housing requirement.

Also enclosed please find a check in the amount of \$9,200.00 which represents the filing fee for this application. It is Wall Street's hope and intention to provide a full presentation of our plans at a meeting to be scheduled by the Board. At that time, any questions or concerns regarding the proposed development will be addressed.

Thank you for your attention in this matter. We look forward to meeting with the Zoning Board of Appeals to review this project and work toward the issuance of the Comprehensive Permit for this development.

Sincerely,

**WALL STREET DEVELOPMENT CORP.**  
*Louis Petrozzi*  
Louis Petrozzi, President

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