

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

December 1, 2019

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

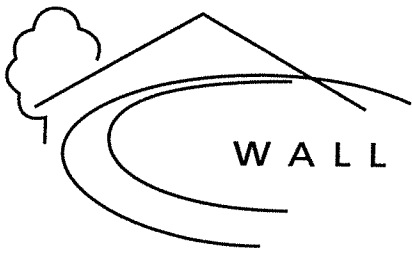
RE: Chapter 40B Comprehensive Permit Application - The Residences at Burns Avenue

Dear Mr. Chairman:

In addition to the additional information submitted in our letter dated November 24, 2019, outlined below are additional comments regarding the Zoning Board of Appeals' "draft decision":

1. Condition C.1 – An exception is requested to allow construction or site development activities to proceed with the demolition of the existing home at 48 Burns Avenue and removal of demolition debris and site clean-up;
2. Condition E.1 – Same comment as No. 1, above;
3. Condition E.23 – Same comment as No. 1, above, regarding demolition of house. With regard to the balance of the condition, it would be difficult to submit a list of debris and other deleterious materials to be removed from the site prior to commencement of excavation and site work on the site. Suggest that this condition and the plan of materials to be removed be submitted prior to the removal of any materials from the site. An estimate of quantities of materials to be brought onto the site will be provided at the time of the pre-construction meeting in Condition E.1;
4. Condition F.5 and F.6 – This condition concerns the overlay paving of Burns Avenue and the proposed extension of Burns Avenue. It is suggested that this work be scheduled in connection with the pavement schedule for the access drive for the project. Said schedule to be in coordination with the recommendation of the town engineer, as outlined in a memorandum dated November 26, 2019;
5. Condition E.7 – Extension and repaving the existing sidewalk on the project side of Burns Avenue, subject to waivers granted by the property owners permitting the work on the sidewalk on that side of the street;

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6. Condition No. F.17 – Installation of a wheel chair ramp on the northeast corner of Union/Pleasant Street is agreeable, however verification all other ramps at the intersection comply with ADA standards is the Town's responsibility. Suggest this wording be deleted;
7. Condition F.18 – There is no access point of the project on Union Street. Extension of a sidewalk in this area is not related to the project. Suggest this condition be deleted; and
8. Condition G.2 – The addition of such a building would result in the further reduction of residential units. Suggest this condition be deleted.

Additionally, as requested by the Board, enclosed is a copy of the preliminary architectural plans for a proposed 6-unit building to be constructed in the project. Final architectural plans will be prepared and submitted to the Zoning Board for final review and consent.

Lastly, with regard to snow removal on Burns Avenue and Burns Avenue Extension, it should be noted that Burns Avenue is currently is a dead-end street. A substantial portion of Burns Avenue is a public way that is maintained by the town of Walpole, that includes snow plowing. In connection with this project, Wall Street or its successors are not responsible for snow plowing of the public way portion of Burns Avenue. It is expected that the town will provide a plan on how it intends to maintain and plow the public way portion of the Burns Avenue and where it will store its snow at the end of Burns Avenue or remove the snow so not to obstruct access to the project. As for snow plowing and snow storage within the development, this will be the responsibility of the homeowner association and adequate areas for snow storage have been provided within the development. However, we are open to working with the town to arrange a mutually acceptable snow plowing plan with the town going forward.

Thank you for your attention in this matter. Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

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