



**D.P.W. - Engineering**  
Town Engineer  
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Commonwealth of Massachusetts

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TO: Patrick Deschenes,  
Economic Development Director

FROM: Carl J. Balduf,  
Town Engineer

RE: Amended Comprehensive Permit Plans (2/23/22)  
"The Residences at Burns Avenue"

DATE: March 15, 2022

This office has received the following on March 1, 2022;

- A fifteen sheet plan set titled "Amended Site Development Plan A Comprehensive Permit M.G.L. c. 40B 'The Residences At Burns Avenue' Walpole, Massachusetts Date: April 21, 2020 and amended through February 23, 2022" Prepared By: GLM Engineering Consultants, Inc., Applicant: Wall Street Development Corp P.O. Box 272 Westwood, Massachusetts.

I have reviewed the submitted revised plan set and offer the following;

Cover Sheet;

1. A Parking Summary should be added below or included with the Zoning Table.

Sheet 2, Existing Conditions;

2. The existing dwelling at 48 Burns Avenue has been razed. The plans should indicate as such as well as any topographic changes.
3. The datum should be noted.
4. A note should be added to #7 Brook Lane indicating that the house is served by municipal sewer (ties are not available).
5. The Drainage & Access Easement benefitting the Town of Walpole recorded in D.B. 15485 Pg. 511 should be shown and noted on the plan.


Sheet 3, Layout;

6. The plan should be modified to show the culdesac on Brook Lane remaining as it is currently constructed. The proposed site drive should be modified to tee into the end of Brook Lane with appropriate radius for Fire/Public Safety apparatus. The DPW requires the culdesac to turn around in during snow removal/sanding there will be no through plowing of the private site. The same may apply to other municipal services such as trash removal.
7. Similarly, an easement should be shown at the end of Burns Avenue and onto the private site to accommodate the turnaround of municipal plows, trash removal and other vehicles.

Sheet 4, Grading Drainage & Utilities

8. Note the existing water & sewer services for #7 Brook Lane to be cut and capped at the main.
9. Where connection to existing water main in Brook Lane is shown note a water gate shall also be installed.
10. Recommend line water gate within site between SMH 2 & 3 either side of hydrant branch.
11. Review connection to existing water main at Burns Avenue. Installation is very close to abutting property where permission to work on abutting property is unlikely.
12. Review drafting on abutting lot in the vicinity of Gay Ave. Boundary lines appear irregular.
13. Revise offsite notes for Burns Ave in lower left corner as follows;
14. In Note #1 change the word "overlay" to "curb to curb levelling course". Add to that note; "The developer shall provide a 1.5" overlay from the end of Burns Avenue to Pleasant Street once structures are adjusted, tack coat applied and keys cut as necessary".
15. Add another note requiring the removal and replacement of both sidewalks and driveway aprons.
16. In note 4 change point to paint.

Recommendations

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17. The Board should consider (with consultation form Sewer & Water Commission) requesting that the water main in Brook Lane be upgraded to a modern 8" ductile iron main out to Union Street (including services and gate valves in Union St).
  18. The sidewalk in Brook Lane should be replaced and the road should be milled and re-paved.

I remain available should you or the Board have any questions.

cc

Rick Mattson, Dpw Director  
Scott Gustafson, Sewer & Water Superintendent  
Files