

THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
AUGUST 30, 2021

SECTION 3.2.15 – IMPACT STATEMENT ON MUNICIPAL FACILITIES/SERVICES

THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
AUGUST 30, 2021

**SECTION 3.2.15 – STATEMENT OF IMPACT ON MUNICIPAL FACILITIES
AND SERVICES**

I. Municipal Facilities and Services:

The following information is an assessment of the municipal facilities and services related to the proposed development:

1. Water Supply:

The development and future units will be serviced by municipal water service of the town of Walpole. The existing water services on Darwin Lane will be extended with an 8” water main into the development to service the proposed homes. Individual water services will be installed for each unit in the development.

2. Sewer Service:

Municipal sewer is available on-site via a sewer connection from Darwin Lane. The municipal sewer will be extended onto the development to service each of the proposed homes. Individual sewer service with ejector pumps will be installed for each home in the development.

3. Historical and Archaeological:

There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits.

4. Public and Community Facilities:

(a) Energy and Utilities

Private electric, telephone and other services are available on Darwin Lane. Proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. Eversource Electric, Verizon, Comcast, etc. All utilities will be installed underground.

(b) Police and Fire:

Access for police, fire and other emergency vehicles is via Common Street to Darwin Lane. A turn-around will be provided in the development at the end of the proposed Darwin Lane extension to allow for apparatus maneuvering and turning. Municipal water, including fire hydrants at 500-foot intervals, will provide for fire protection.

(d) Maintenance and Other Services:

Upon completion, Darwin Lane will be dedicated as public way to be maintained by the town of Walpole.

5. Site Impact Assessment - Criteria:

(a) Consistency with character of the surrounding area:

The development site is in an existing mixed neighborhood of single family and multi-family residences. The proposed condominium homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper storm-water management in accordance with state and local regulations. Included with this application is a Storm-water Management Report prepared by Glossa Engineering, Inc. Based on the residential use of the property and the residential nature of the proposed buildings, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the site. In addition, any street lighting to be provided will not shine onto any abutting properties. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed development use of the property for 28 residential condominium homes and the access drives to serve each of the proposed homes has been laid out to provide convenient travel for both vehicular and pedestrian movement within the site. Included with this application is a "Traffic Impact and Access Study" dated August 9, 2021 prepared by Ron Muller & Associates.

This report has determined that the proposed project will be a low generator of traffic and will have minimal impacts on the current traffic characteristics on the abutting street system. Site traffic is expected to be able to enter and exit the site safely and efficiently and “both the minimum required and desirable sight distances are exceeded at the intersection of Common Street at Darwin Lane and safe operation can therefore be expected.” The additional traffic volumes associated with the proposed development site will not adversely affect the immediate neighborhood.

(e) Parking and Loading Spaces:

Four (4) parking spaces for each home will be accommodated, two garaged spaces plus two exterior spaces. A total of 112 parking spaces are being provided.

6. General Development Impacts:

(a) Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect adjoining property from existing surface run-off.

(b) Site Stabilization Protection During Construction:

The development site is relatively flat site, varying from elevation 300 to elevation 307. Given such relatively minor variation in contours, there are no significant slopes to be affected. Any disruption to the site during construction will be stabilized using best management practices.

(c) Roadway and Access Drive Design:

The proposed construction of the extension of Darwin Lane to serve the development will not have any adverse impact on the existing roadway network – Darwin Lane or Common Street. In addition, there are no known site distance deficiencies that will be associated with the proposed intersection of Darwin Lane and Common Street. The proposed construction of the extension of Darwin Lane has been designed in accordance with the construction standards of the Town of Walpole.

(d) Illumination of the Access Drive:

Darwin Lane Extension, once constructed, will have traditional street lighting. Any street lighting to be incorporated within Darwin Lane Extension will be designed so as to shine in a downward direction and not beyond. Each of the homes will have traditional lighting at the front, side and garage doors. This lighting will be operational on an as needed basis.

(e) Utilities:

The proposed development will be serviced by municipal water and sewer, as well as natural gas, electricity, telephone, etc., All utilities will be installed underground to the extent possible and/or permitted by the respective utility company.

(f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Town of Walpole regulations. See attached - Storm-water Management Report.

II. Fiscal Impact:

The proposed development of The Residences at Darwin Commons will be managed by a homeowner association that will be responsible for the future maintenance of the roadway and infrastructure. In addition, snow plowing and trash pick-up will be provided privately. As such, there will be little or none fiscal impact on the Town.

Real estate taxes paid on the existing property is approximately \$3,505. Following completion of the development, it is estimated the new homes will generate approximately \$216,070 in real estate taxes annually.

In addition, it is estimated that the development will result in the following one-time revenues paid to the Town:

Building Permit Fees:	\$ 30,800
Water Connection Fees:	\$ 28,000
Sewer Connection Fees:	\$ 18,400
Electrical & Plumbing Fees	<u>\$ 6,400</u>
Total:	\$ 83,600