



December 30, 2021

Mr. John Lee, Chairman
135 School Street
Walpole, MA 02081
United States

Re: Diamond Hill Estates – Dupee Street
Review Letter No. 4 (Fire Access)
Comprehensive Permit (40B) Peer Review
Walpole, Massachusetts

Dear Mr. Chairman:

We have reviewed supplemental materials provided by the Applicant specifically related to anticipated movement of a responding Town of Walpole fire apparatus at the above-referenced Project. Based on the information received, it is our opinion that the access arrangement proposed by the Applicant provides reasonable accommodation for responding emergency vehicles for the following reasons:

1. Proposed design meets applicable MasDOT intersection design guidelines - The proposed intersection geometry accommodates a WB-50 turning movement without encroaching on the opposing lane of approach traffic which is considered a typical encroachment for an approach from an arterial road to a local road. Given the project meets this MassDOT typical standard it can be reasonably inferred that associated emergency access is acceptable.
2. Emergency Vehicle Encroachment is relatively small – Turning figures provided by the Applicant indicate the Walpole Ladder Truck will encroach less than one (1) foot into the opposing lane leaving adequate space for a vehicle traveling in the opposing lane to continue with only a slight, if any, modification of its speed or path of travel despite Massachusetts emergency vehicle yielding requirements.
3. Vehicles traveling in encroached are expected to pull over - We assume that under responding conditions the Fire apparatus' emergency siren and beacons will be in use clearly warning traffic in all lanes of its approach. Massachusetts Emergency Vehicle Law requires drivers to pull over as far as possible to the right-side curb at the approach of an emergency vehicle and stop. There is more than 11 feet of available width remaining in the opposing lane and several hundred feet of clear site line to accommodate the required response.

A copy of the Applicant's plan showing the proposed intersection geometry and emergency vehicle travel path sketch is attached for your convenience. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'S.P. Reardon'.

Sean P. Reardon, P.E.
Vice President

P:\309329\143-309329-20002\DOCS\DUPEE REVIEW LETTER 4 FIRE ACCESS (2021-12-30).DOCX

LEGEND:

- 186--- EXISTING CONTOUR
- 163x2 EXISTING SPOT ELEVATION
- W/C# EXISTING WATER GATE
- V--- EXISTING WATER LINE
- T--- EXISTING TREE LINE
- S--- EXISTING SEWER MANHOLE
- TP 1--- EXISTING TEST PIT LOCATION
- 30L0--- PROPOSED CONTOUR
- 30L0--- PROPOSED SPOT ELEVATION
- 30L0--- PROPOSED HYDRANT
- 30L0--- PROPOSED WATER LINE
- 30L0--- PROPOSED DRAIN MANHOLE
- 30L0--- PROPOSED CATCH BASIN
- 30L0--- PROPOSED DRAIN LINE
- 30L0--- PROPOSED SEWER LINE
- 30L0--- PROPOSED SEWER MANHOLE
- 30L0--- PROPOSED TREE LINE

ZONING DATA:

RESIDENCE-B (RB)	REQUIRED	PROVIDED
LOT AREA:	20,000 S.F.	52,238 ± S.F. (1.24 AC)
FRONTAGE:	125 FT.	641.05 FT. (DUPREE STREET)
SETBACKS:		
FRONT:	30 FT.	29.0 FT.
SIDE:	15 FT.	22.0 FT.
REAR:	30 FT.	50.0 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
MAXIMUM STORIES:	2.5	2.5
LOT COVERAGE:	25% (13,059 sf)	27.4% (14,320 sf)
BUILDING TOTAL IMPERVIOUS (Buildings & Imp)	40% (20,895 sf)	45.1% (23,580 sf)

ASSESSOR'S REFERENCE:
MAP 35, PARCEL 380-1

DEED REFERENCE:
NORFOLK COUNTY, REGISTRY OF DEEDS
Bk. 20779, Pg. 209

PLAN REFERENCE:
NORFOLK REGISTRY OF DEEDS
FILE IN PLAN BOOK 77, PLAN 3721

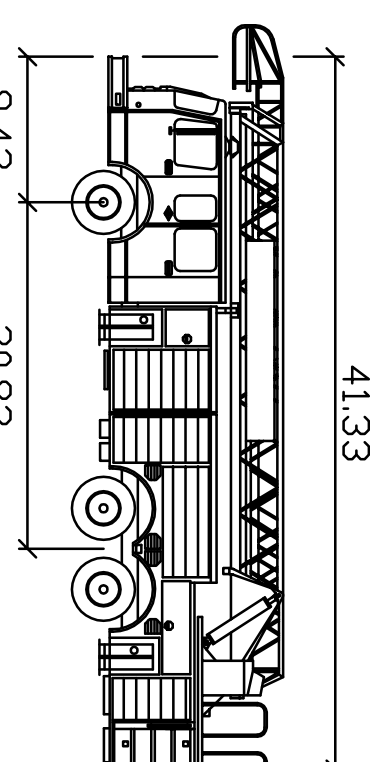
OWNER OF RECORD:
WALPOLE FIRE TRUCK TRUST
P.O. BOX 9
SO. WALPOLE, MA

ZONING CLASSIFICATION:
RESIDENCE B - RB

LOT AREA: 20,000 S.F.

FRONTAGE: 125 FT.

SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 30'



Walpole Fire Truck

Width	: 8.33 feet
Truck	: 8.33 feet
Lock to Lock	: 6.0 feet
Steering Angle	: 42.0 degrees

APPROVED BY THE
WALPOLE ZONING BOARD
OF APPEALS:

DATE APPROVED: _____

DATE ENDORSED: _____

TOWN CLERK: _____ DATE: _____

1 TOWN CLERK OF THE TOWN OF WALPOLE
RECEIVED & RECORDED FOR THE ZONING
BOARD OF APPEALS. APPROVAL OF THIS PLAN
AND NO APPEAL HAS BEEN TAKEN FOR TWENTY
DAYS NEXT AFTER RECEIPT AND RECORDING OF
SAME.

REVISIONS		
No.	DATE	DESCRIPTION

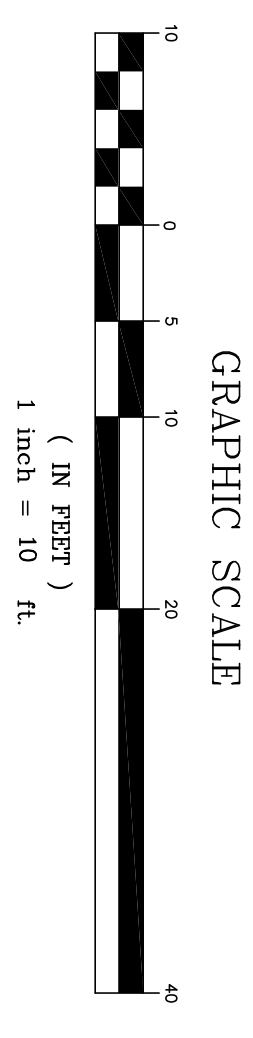
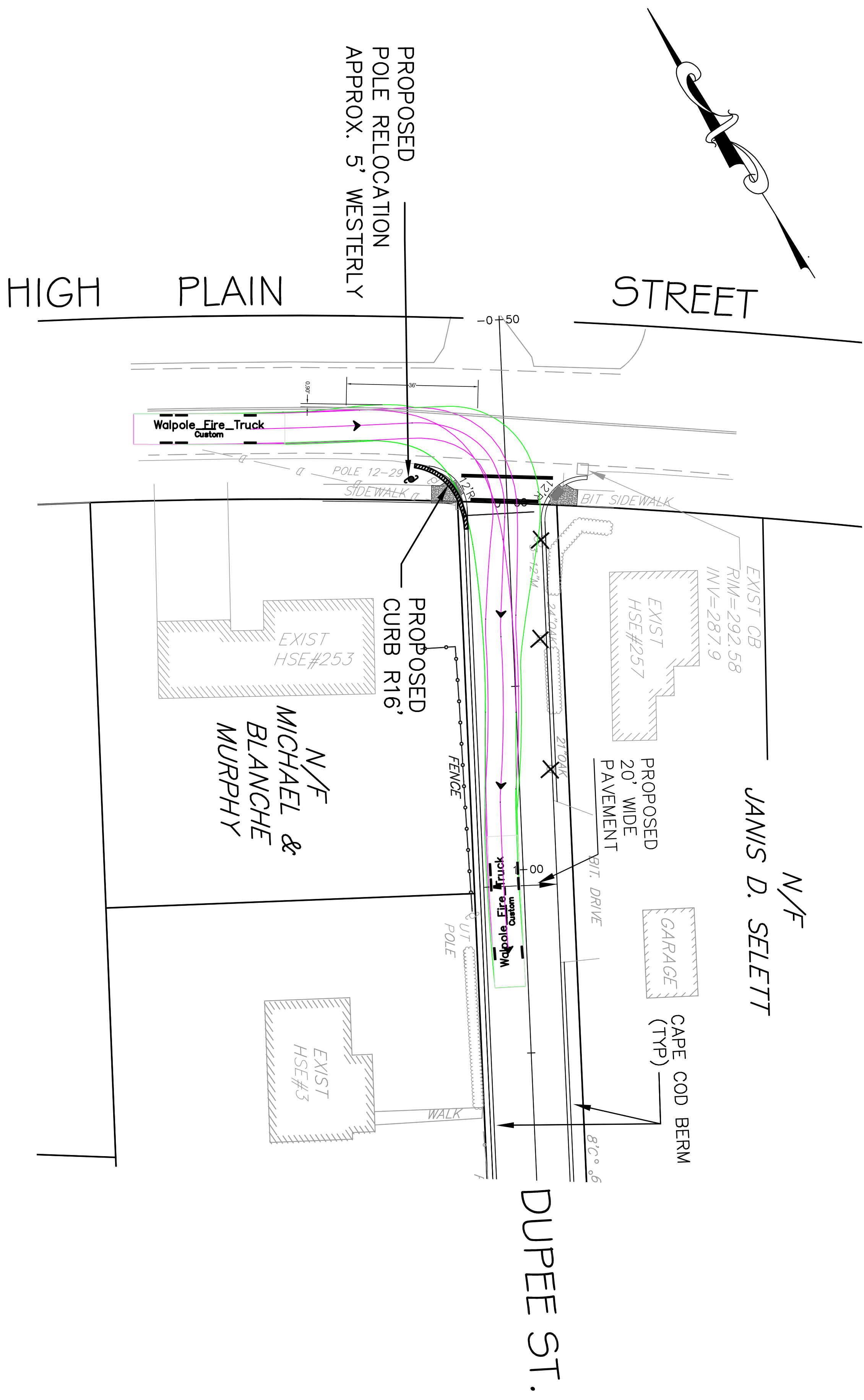


**SITE DEVELOPMENT PLAN
A COMPREHENSIVE PERMIT M.G.L.c. 40B
"DIAMOND HILL ESTATES"
WALPOLE, MASSACHUSETTS**

PREPARED FOR:
WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
F: 508-429-7160
www.glmengineering.com

JOB No. 16,518
DATE: DEC. 8, 2021
SCALE: 1"=40'
SHEET: 1 of 1
PLAN #: 27,321



REVISION 1