



Town of Walpole
Commonwealth of Massachusetts

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Town Engineer
Carl J. Balduf, P.E., P.L.S.

TO: John Lee, Chairman
Zoning Board of Appeals

FROM: Carl Balduf,
Town Engineer

RE: Burns Ave 40B – DPW Issues

DATE: November 26, 2019

We are in receipt of the following;

- A 24”X36” plan set titled “Site Development Plan, Comprehensive Permit, The Residences at Burns Ave”, by GLM Engineering Consultants, last revision dated September 5, 2019.
- A memorandum from Ashley Clark, Community Development Director to Lou Petrozzi, Wall St Development dated November 13, 2019.
- An email from Lou Petrozzi to Ashley Clark dated November 15, 2019.

The purpose of this memorandum is to discuss and inform the Board of two issues, both relating to Burns Avenue.

The first is the DPW’s ability to remove snow, store snow and turn around on Burns Avenue. Currently, the public portion of Burns Avenue ends without a cul-de-sac or turn around which leaves the DPW with difficulty in storing snow and turning around. The latest plan revision proposes to reconstruct a portion of the end of Burns Avenue and then for the road to continue onto private property to a T intersection where the site-drive is located.

The DPW will require easement rights to plow into the private portion, stack snow, and allow for a turn-around in the private drive (sketch attached). The applicant will need to provide the appropriate easement in a deed in a form acceptable to Town Counsel, a recordable plan, the fees for recording and mortgage subordination (if necessary). This should be in place by the time base paving is installed but no later than the first occupancy.

The second item relates to improving Burns Avenue. Draft Conditions of Approval require the Applicant to overlay the entire road including incidental paving to tie in driveways as well as provide accessible ramps, signage and crosswalk at Burns Avenue and Pleasant Street etc. We are requesting the condition be modified to allow the developer to contribute/donate/gift the value of the offsite work he is required to perform under the approval at his cost to the Town (DPW) and that the Town utilize these

funds (and potentially combine with other funding) to do a more complete job of re-constructing Burns Avenue under Town contract.

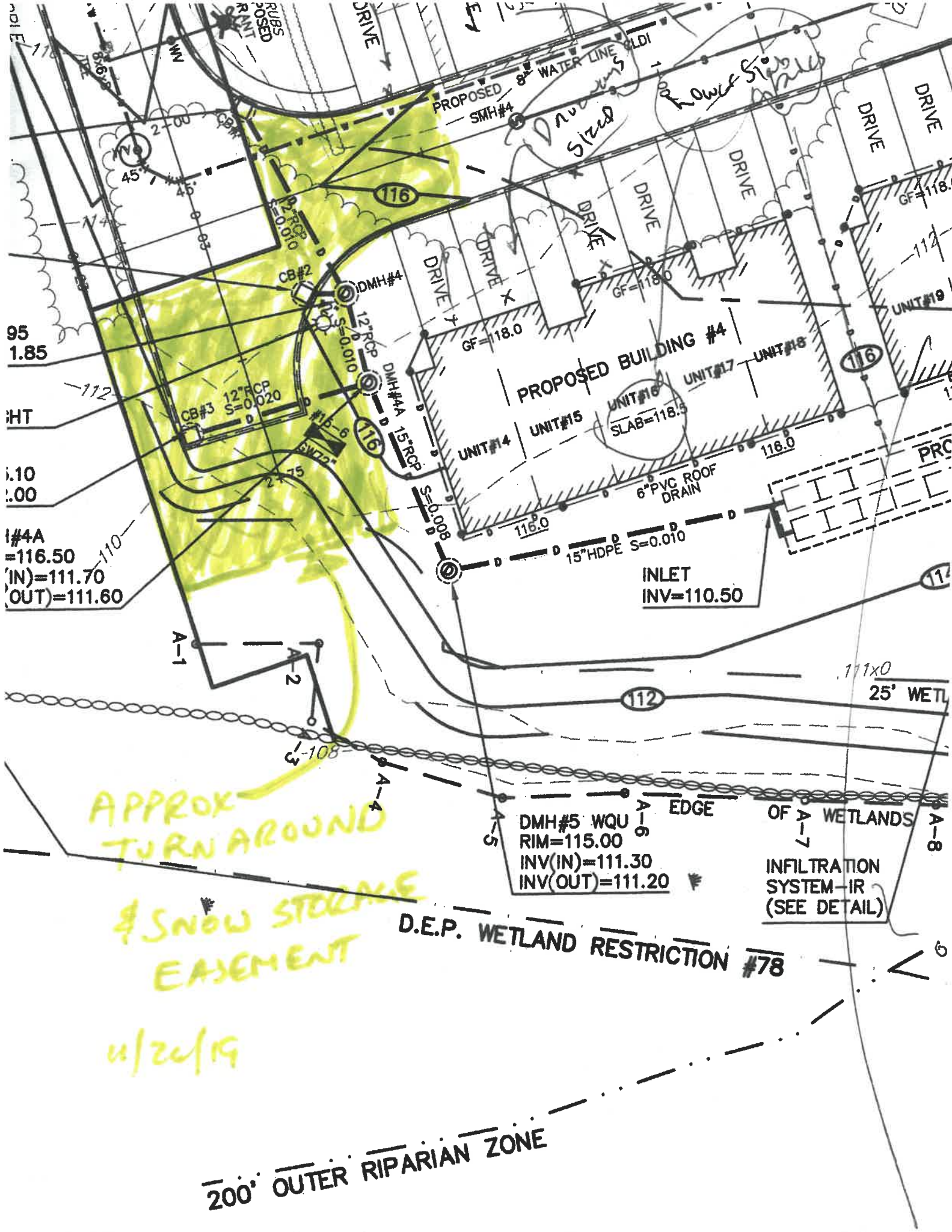
We suggest that both of the above items be included as Conditions of Approval.

We remain available to discuss should there be any questions.

attachment

cc: Community Development Director (via email)
DPW Director (via email)
Deputy Fire Chief (via email)
Files

H:/documents/zba/burnsave40B 2019/comments4.doc



95
1.85
HT
1.10
1.00
I#4A
=116.50
(IN)=111.70
(OUT)=111.60

APPROX
TURN AROUND

SNOW STORAGE
EASEMENT

4/26/19

D.E.P. WETLAND RESTRICTION #78

200' OUTER RIPARIAN ZONE

DMH#5 WQU
RIM=115.00
INV(IN)=111.30
INV(OUT)=111.20

INFILTRATION
SYSTEM-IR
(SEE DETAIL)

111x0
25' WETL

INLET
INV=110.50

PROPOSED BUILDING #4

PROPOSED
SMH#4

8" WATER LINE WLDI

DRIVING
SIZES

LOWE'S
STORAGE

116

116

112

117

118

118.7

112

UNIT#19

114

116.0

116.0

117

117x0

A-8

A-7

A-6

A-5

A-4

A-3

A-2

A-1

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