



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Zoning Board of Appeals**

**Zoning Board of Appeals**  
John Lee, Chair  
Bob Fitzgerald, Clerk  
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David Anderson, Member  
Judith Conroy, Assoc. Member  
Mark Major, Assoc. Member  
Timothy Hoegler, Assoc. Member

October 18, 2021

Wall Street Development Corp.  
Attn: Louis Petrozzi, President  
P.O. Box 272  
Westwood, MA 02090

Re: Written Notice of Safe Harbor Pursuant to 760 CMR 56.03(1)(b) and (8)  
Residence at Darwin Commons, Darwin Lane, Walpole MA  
(July 8, 2021 - MassHousing Project Eligibility Determination)

Dear Mr. Petrozzi,

Please be advised that this correspondence shall serve as written notice to you, Louis Petrozzi (the "Applicant") from the Walpole Zoning Board of Appeals (the "Board"), that, on October 13, 2021, the Board opened the public hearing regarding your application for a comprehensive permit for the project known as The Residence at Darwin Commons, Walpole, Massachusetts (the "Application"), and the Board voted 5 to 0 to invoke and declare that denial of the Darwin Commons 40B application is consistent with local needs as defined in 760 CMR 56.03(1)(b) and 56.03(4) due to receipt of a Certification of Approval, dated September 10, 2021, issued by the Massachusetts Department of Housing and Community Development, certifying the Town of Walpole's compliance with its Housing Production Plan, approved for a two-year period running from April 27, 2021 to April 26, 2023.

The basis for the Board's determination is that the Town of Walpole ("Town") has achieved one of the statutory minima standards set forth under G.L. c.40B, §§20-23 and 760 CMR 56.03(1)(b) and (4) because the Department of Housing and Community Development ("DHCD") has certified compliance with the Town's Housing Production Plan. A copy of DHCD's certification of compliance with an approved HPP for Walpole is enclosed herewith.

This written notice was forwarded to both the Applicant and to DHCD on October 18, 2021, within 15 days of the October 13, 2021 opening of the public hearing on the Application.

Regards,

John Lee, Chair  
Walpole Zoning Board of Appeals

cc: Mr. Philip DeMartino, Department of Housing and Community Development (By  
Certified & Regular Mail and Electronic Mail)  
Ms. Catherine Racer, Department of Housing and Community Development (By  
Certified & Regular Mail)  
Ms. Alana Murphy, Department of Housing and Community Development (By Certified  
& Regular Mail)  
Mr. James Johnson, Town Administrator  
Attorney George Pucci, Town Counsel