



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Select Board**

*Select Board*  
*Mark Gallivan, Chair*  
*Benjamin Barrett, Vice Chair*  
*Glenn Maffei, Clerk*  
*Nancy Mackenzie*  
*James O'Neil*

October 26, 2021

Michael Busby, 40B Specialist  
MassHousing  
One Beacon Street, 5<sup>th</sup> Floor  
Boston, MA 02018

Re: Comprehensive Permit Site Approval Application  
Neponset Village, 5 Pleasant Street, Walpole, MA

Dear Mr. Busby,

On behalf of the Town of Walpole (the “Town”) and its Select Board, we appreciate the opportunity to comment on the application MassHousing has received for Site Eligibility consideration, submitted by Neponset Village, LLC. (the “potential applicant”), for which the Town has received notification from MassHousing of the proposal. The proposed development, Neponset Village (the “project”), consists of 24 townhouse units for ownership located on 2.8 acres of land. These 24 townhouse units will consist of 22 two-bedroom units and 2 three-bedroom units. Of these units, 5 of the two-bedroom and 1 of the three-bedroom units will make up the 6 total units that will be marketed and sold as affordable housing units. These units are eligible for inclusion on the Department of Housing and Community Development’s (DHCD) Subsidized Housing Inventory (SHI).

The Town of Walpole has been committed to supporting and expanding the creation of affordable housing. A few of the initiatives that have been utilized recently within the Town include:

- Forming the Walpole Housing Partnership;
- Hiring professional staff and obtaining technical assistance to look into affordable housing creation;
- Completing a Housing Production Plan; and
- Applying for and receiving Housing Choice Designation.

As of September 10, 2021 the Town is fortunate to have received a Certification Approval from DHCD for a two year safe harbor period, lasting from April 27, 2021 to April 26, 2023. This Certification of Approval was possible due to the Town meeting the affordable housing goals addressed through its active Housing Production Plan and its compliance with the requirements of 760 CMR 56.03 (1)(b) and (4).

While the Town has seen a significant level of growth to warrant a two-year safe harbor, we also recognize the importance of creating essential affordable housing opportunities. In regards to the current project application before MassHousing for Project Eligibility located at 5 Pleasant Street, Walpole, MA 02081 we offer the following comments and concerns:

- Section 1 General Information – The applicant identified as a 50% owner of Neponset Village LLC. The other 50% owner of Neponset Village LLC is never clearly stated. The purchase and sales agreement shown in Section 4.1 identifies McSharry Bros, Inc. as the property seller who are also identified as being part of the development team in Section 6. A little more clarity as to the ownership group of Neponset Village LLC would be helpful in the submitted Comprehensive Permit Application.
- Section 2.5 Traffic Report – The submitted traffic report does not discuss pedestrian travel, however the location is in close proximity to public transportation and the Route 1 commercial corridor with its many areas of employment. With the high level of pedestrian travel at this location, additional consideration should be provided to pedestrian safety both within the site and through reasonable off-site mitigation measures.
- Section 3.1 Preliminary Site Layout Plans:
  - The plan set should be stamped by a registered Massachusetts Engineer or Architect.
  - Fencing should be provided separating the site from the abutting railroad line.
  - The emergency access road width should be increased to no less than 20 feet or to a suitable width for emergency vehicle access as determined by the Fire Department.
  - Proposed emergency road bar gate should be moved to a suitable location to allow for proper snow removal as detailed within Town Engineer's letter.
  - Accommodations should be made on the site for both deliveries and visitor parking.
  - Schematic landscaping plan provides a recreational element that includes a gazebo and grill area. The grill area should be approved by the Fire Department before final approval.
- Section 3.5 Sustainable Development Assessment – The site is within walking distance (half a mile) to 34E Bus Line stop and should be stated as such within assessment form.
- Section 6 Applicant Qualifications - The applicant has provided an abundance of project examples and relevant experience for themselves and their other members of the project team. However, the individual team members and their respective resumes should also be provided.

It should be noted that within the permitting history of this site (which is identified by the applicant in Section 2) the sole property owners in 2016, McSharry Bros, In., sought to create a condominium complex development of six (6) two (2) unit structures which amounted to twelve (12) total residential units. The project did not receive the required votes needed by the Zoning

Board of Appeals for a Special Permit under local Zoning Bylaw Section 6.C.4.A and were denied. The case was appealed by the applicant and remanded back to the Zoning Board of Appeals and was denied again in 2017 for the same Special Permit. The substance of the denial was that six (6) buildings with twelve (12) units was too dense for the neighborhood and not in harmony with the general character of the neighborhood. With this being said, if a twelve (12) unit condominium complex was deemed too dense in 2017, then a twenty-four (24) unit condominium complex would appear to be even more in contrast with the character of the neighborhood.

While diverse forms of housing are encouraged, we feel that the scale and density of the proposed development could be reduced as to not be in contrast with the direct neighborhood. Furthermore, while the majority of Walpole households are homeowners, the Town's Housing Production plan indicates that there is a much stronger need for rental housing of all kinds. Particularly households with three-bedroom units, and units that are available to households earning at or below 30-50% AMI. The housing that is being proposed with this potential application does not appear to meet our high priority local needs. The market activity report provided comparable listings from a range of \$480,000 to \$590,000. However, median area sales prices was listed at \$395,000. As a development intending to meet the local needs for affordable housing we would hope that these proposed ownership units will be sold at a price reflective of the median sales price listed rather than at a range that is out of scale with local housing needs.

Sincerely,



Mark Gallivan

Chair, Walpole Select Board

**From:** [Glenn Maffei](#)  
**To:** [Mark Gallivan](#); [Jim Johnson](#); [Patrick Deschenes](#); [Patrick Shield](#)  
**Subject:** Re: Neponset Village 40B - MassHousing Letter  
**Date:** Tuesday, October 26, 2021 8:01:58 AM

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All,

Since I won't be in attendance at tonight's Select Board meeting I'd like to offer in writing a comment regarding the proposed project entitled Neponset Village, 5 Pleasant St., as follows: I support the position being taken by the Walpole Select Board and agree that the noted concerns in our letter should be addressed before this project moves forward. I also agree, as stated in our letter, that this project has the potential to benefit and support our ongoing efforts to encourage the creation of essential affordable housing opportunities in our Town. However it occurs to me that we may, to some extent, have buried the lead. I believe it would serve our community well to emphasize, as I am now, the dialogue in the final paragraph which states: *"...while the majority of Walpole households are homeowners, the Town's Housing Production Plan [identifies] a much stronger need for rental housing of all kinds. Particularly households with three-bedroom units, and units that are available to households earning at or below 30-50% AMI. The housing that is being proposed with this potential application does not appear to meet our high priority local needs."*

I believe this shortcoming in the Neponset Village application could be overcome with a revised proposal that, for example, offered both larger units and a significant rental component which I believe would go a long way to addressing this high priority local need.

Feel free to pass my comments along and please let me know if you have any questions. - Glenn Maffei, Select Board member

On Mon, Oct 25, 2021 at 4:00 PM Glenn Maffei <[glenn.for.walpole@gmail.com](mailto:glenn.for.walpole@gmail.com)> wrote:





*Town of Walpole*  
*Commonwealth of Massachusetts*

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

**Town Hall**  
**135 School St.**  
**Walpole, Ma. 02081**  
**Phone (508) 660-7213**  
**Fax (508) 660-7323**  
**Email:cbalduf@walpole-ma.gov**

TO: Mark Gallivan, Chair  
Select Board

FROM: Carl Balduf & Chris Johnson  
Town Engineer & Asst. Town Engineer

RE: 40B Project Eligibility Review  
5 Pleasant Street – Neponset Village

DATE: October 20, 2021

This office received the following;

- A request for comments email dated 9/14/21 from the Director of Community & Economic Development and subsequent emails extending the deadline to 10/19/21.
- A letter dated 9/7/21 from Michael Busby of Mass Housing to Mark Gallivan, Chair, Walpole Select Board.
- A three ring binder titled “Neponset Village LLC 5 Pleasant Street Walpole, Massachusetts” dated September 1, 2021 containing various application materials, including a 12 sheet project plan set by Coneco Engineers & Scientists dated 8/2/2021 and a (Traffic) Memorandum by Bayside Engineering dated 7/20/21.

We have reviewed the Site Plans and Traffic Memorandum and offer the following comments;

**Plan Review**

Sheet 3 - Existing Conditions;

1. The plans reference and depict an easement area to be granted to the Town from Arbor Court northerly through Map 20, Lot 54 to an existing sewer easement. It is assumed this easement is intended to provide sewer and possibly water looping to Arbor Court. This should be clarified.

We support this concept and request the easement be required as a Condition of Approval, that it be an Access & Utility Easement, and that a temporary easement of equal width be provided as well. The temp. easement should be worded to expire after Town utilities are installed, tested and functional.

#### Sheet 5 – Site Layout Plan

2. At the end of Maguire Park relocate proposed bar gate to the North on emergency access and provide hammerhead or as much culdesac as space may allow for DPW use in plowing, storing snow and turning around. Proposed emergency access may continue to site off hammerhead/culdesac. The area around the culdesac/hammerhead should be shown as proposed layout, dedicated and laid out as a public way by the Select Board. Note; Subject to and secondary to requests by WFD.
3. Maguire Park should be reconstructed with new road base, paving and roundings/HP curb cuts after water main installation.
4. Provide vertical granite curb (Type VA4) along roundings and compliant cem. conc. HP curb cut ramps at proposed site entrance.
5. Reconstruct sidewalks on Pleasant Street between proposed entrance and Maguire Park.
6. Show curb to curb mill and overlay from end of rounding to end of rounding on Pleasant Street at proposed site drive and at Maguire Park (for water connection).
7. Show location of group mailbox.
8. Show designated parking pullout or space for delivery vehicles.
9. Show locations for snow storage.

#### Sheet 6 – Grading and Drainage Plan

10. Proposed site drive grading must be verified (with profile). Site drive slopes shall conform to Walpole Planning Board Subdivision Rules & Regulations Section IV-5 with 7% max. slope and 1% level landing area for 50' if grade exceeds 3% (cannot analyze this with small scale plans).
11. Water quality unit to be installed where DMH is shown prior to entering underground infiltration system.
12. This department must witness test pits, soil permeability tests, and review a stormwater management report as part of any approval. We note that the current design shows a singular discharge to abutting property from the site drainage system and we will scrutinize the rates and volumes so there is no adverse effect to the abutting property
13. The design should accommodate separate underground infiltration systems dedicated to roof runoff. Suggested locations are south of unit 17, south of unit 18, and possibly between units 7/8. The 7/8 area and south of 17 area should have piped overflows to the west.

#### Sheet 7 – Site Utility Plan

14. Show looped 8" d.i. water main from where it currently ends through proposed emergency access and down Maguire Park to Pleasant Street. Maguire Park will require water main & service replacement, bypass piping, and reconstruction of base paving and aprons as previously outlined. Placement of valve/valve clusters and hydrant locations subject to review with Water Dept. and Fire Dept.
15. Current utility layout does not appear to provide fire services to each unit/unit cluster. It should be anticipated that this will be required and that each service will require water gates and testing to 200psi.

Traffic Memorandum

16. The memorandum does not discuss pedestrian travel, however, the site design provides for internal sidewalks from the sidewalk on Pleasant Street along the entrance and continuing on both sides of the main parking access aisle in the development. The proposed sidewalks do not continue along the proposed emergency access or along Maguire Park. Note; Maguire Park is a narrow limited ROW roadway, however, extending sidewalks may be worth consideration (also subject to abutter input).
17. The memorandum notes that the project site drive meets requirements for AASHTO Stopping Site Distance (SSD) but does not meet requirements for Intersection Site Distance (ISD). No discussion was provided for a remedy to improve ISD. This should be provided and if possible implemented as the most desirable solution is to meet both criteria.
18. It should be noted that the report recommends a Driveway Ahead sign and that all landscaping at the site drive be set back from Pleasant Street and no greater than 3' in height. Both items should be shown on the project plans with a detail and location for the sign as well as the sight triangle and its limitations shown on the plan.

We remain available at 508-660-7211 should there be any questions.

Cc:

Rick Mattson, DPW Director  
Scott Gustafson Sewer/Water Superintendent  
Drew Hand, Highway Superintendent  
Patrick Deschenes, Director Community Development  
Landis Hershey, Conservation Agent  
Attorney Phil Macchi, Counsel for Applicant  
Files



# *Walpole Fire Department*

## *Emergency Services*

**Timothy F. Bailey, Jr.**  
**Chief of Department**

**20 Stone Street**  
**Walpole, Massachusetts 02081**

**Station One**  
**(508) 668-0260**

**Paul C. Barry**  
**Deputy Fire Chief**

**Fax**  
**(508) 660-7351**

To: Patrick Deschenes, Director Community & Economic Development  
From: Paul C. Barry, Deputy Fire Chief *PCB*  
Date: October 21, 2021  
RE: Neponset Village - 5 Pleasant Street

The following comments are provided by the Walpole Fire Department in regards to the Neponset Village - 5 Pleasant Street Project.

- 1) We question if there are sufficient parking spaces available for the site, the proposed road width does not provide enough room for street parking. There is no designated visitor parking noted.
- 2) We would prefer to see a looped water main.
- 3) Fire hydrants are not noted on the utilities plan.
- 4) We do not find the proposed emergency gated access/egress acceptable.
- 5) The proposed site does not provide safe means for larger vehicles to turn around.
- 6) We would need to see a complete, 527 CMR 1 compliant, site turn analysis, the provided documents are not stamped and signed by a registered design professional and only show one corner analysis.
  - 18.1.1.4 The fire road access road plan must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.
  - 18.2.3.4.1.1 Fire Department access roads shall have an unobstructed width of not less than 20 feet. (This includes parked vehicles)

If there are any questions or concerns please do hesitate to contact me.