

# **Town of Walpole Priority Development Sites Report**

Prepared for the Town of Walpole Economic Development and Grants Office

March 2008

## Introduction

VHB, Inc. was retained to conduct an assessment of potential Priority Development Sites pursuant to the Massachusetts expedited permitting program (M.G.L. c. 43D). A list of almost thirty prospective sites was evaluated using criteria relating to site suitability and development potential. This preliminary site screening process resulted in a short list of potential Priority Development Sites within the Town of Walpole that were screened again using more detailed environmental, zoning, and site suitability criteria. The following is a description of the site selection and screening process, the criteria used to evaluate the sites, and the recommendations for the sites that would be reviewed in greater detail through the due diligence process.

## Initial Site Selection

The original list of sites was created using the following process:

- Consultation with Town officials;
- Tour of the Town with Don Walsh, Economic Development and Grants Officer;
- Review of recent planning studies including the June 2004 Master Plan and the July 2007 “Development Options for Portions of the Route 1A Corridor in Walpole and Norfolk” study prepared by the Metropolitan Area Planning Council;
- Consultation with the Massachusetts Alliance for Economic Development;
- Review of available sites through such websites as sitefinder.com; and
- Literature search and real estate listings (i.e. Banker and Tradesman).

In order to be considered for designation as a Priority Development Site, Chapter 43D establishes certain minimum standards that must be met. They include that the site must be zoned for commercial or industrial use (for this initial screening process, it was assumed that a property could potentially be rezoned to meet that criteria) and it must be able to yield a build-out of at least 50,000 square feet for commercial, industrial, or mixed-use development. Thus, the search focused on large available, undeveloped, or underutilized parcels.

Once the sites were identified and the locations verified, further research was conducted to identify the owner, the size of the parcel, current use, zoning designation, nearby transportation links, and any immediately available site history obtained through the Town Assessors and MassGIS databases.

The process resulted in the initial identification of 22 sites that were presented at the October 10, 2007 public forum at Town Hall. This presentation included a brief explanation of the 43D statute and site selection process, as well as description of each site initially identified. Additional potential sites were mentioned by attendees at the forum, which were investigated as well resulting in a list of 28 sites. A copy of the presentation materials are attached as Appendix B (note that some of the site descriptions in the presentation were updated or corrected as needed later in this report).

## Site Evaluation Criteria

For each of the sites, the following criteria were applied. In the initial screening process, some information was available but required verification. A more detailed analysis on a shorter list of sites was conducted as part of the next phase of the due diligence process.

- Targeted economic development areas (i.e. were any sites targeted in previous planning studies)
- Transportation access
- Infrastructure availability (water, sewer, utilities, etc.)
- Environmental constraints (i.e. does the site contain wetlands, is the parcel within a floodplain, or is it within the Water Resource Protection Overlay District)
- Site contamination issues
- Adjacent land uses
- Zoning

Site Matrix

Table 1 below is a matrix listing each site and information gathered during the preliminary phase on each site. The sites were plotted on the maps that follow (see Maps 1 – 4) according to the numbers for each site. The maps show the sites on an aerial photograph of Walpole, as well as the aquifer, wetlands, and zoning maps. This matrix also indicates which sites were evaluated further for potential nomination as Priority Development Sites. The rationale for those recommendations is discussed below.

**Table 1 – Priority Development Sites Initial Site Screening**

Site	Name	Location	Notes	Short List
1	State Owned Property	Off Rt. 1A	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~67 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 6 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 3 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> R</li> <li>• Adjacent to Cedar Junction</li> <li>• Back-up power plant for prison</li> <li>• No sewer</li> <li>• Site not available at this time</li> <li>• Planned signal capacity and safety improvements at Route 1A/Winter Street intersection</li> </ul>	N
2	Goldies Salvage Inc.	1801 Main St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~72 acres (including Allied Recycling and Chris' Auto)</li> <li>• <b>Distance to nearest I-95 interchange:</b> 4 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> LM/R</li> <li>• Some junk cars recently removed</li> <li>• No sewer</li> </ul>	Y

3	Rt. 1A Industrial Park	Industrial Rd. (across from Goldies)	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> One parcel of 19.77 contiguous acres and smaller parcels averaging 2 - 5 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 4 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> IND</li> <li>• NStar and Algonquin Pipeline</li> <li>• Potential wetland issues</li> </ul>	N
4	Bird Machine and Cofsky Site	100 Neponset St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 2 Parcels - Bird (147.3 acres), Cofsky (30.65 acres)</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 3 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> LM</li> <li>• Main building still exists (175,000 SF)</li> <li>• 55 buildable acres</li> <li>• Some buildings torn down</li> <li>• Last used about 3 – 4 years ago</li> </ul>	Y
5	Blackburn & Union Privileges Superfund site	South St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 18 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 2 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1 mile</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> GR/LM</li> <li>• Made asbestos brake linings</li> <li>• Adjacent to residential area (R4)</li> </ul>	Y
6	Town owned land	Lincoln and West Sts.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~40 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3.5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> GI</li> <li>• Former Town landfill</li> <li>• Remediated and capped, awaiting DEP determination regarding AUL's</li> </ul>	N

7	Michelle's	1034 East St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 2.4 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> .5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> CBD</li> <li>• Downtown location</li> <li>• Small site</li> </ul>	Y
8	Kahana Site	909 Main St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~5 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> .5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> CBD</li> <li>• small shopping plaza, vacant restaurant, CVS/Blockbuster, large parking lot in center</li> </ul>	Y
9	MWRA site previously proposed as "sludge site"	SW Walpole -off Winter St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~93 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 6 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> R</li> <li>• Isolated site</li> <li>• Court order precludes use for 30 years</li> <li>• Planned signal, capacity, and safety improvements at Route 1A/Winter Street intersection</li> </ul>	N
10	North Walpole area – Near Adams Farm and Town owned land	Fisher St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~160 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 5.5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> PSRC</li> <li>• Farm land purchased by town</li> <li>• Zoned for park and conservation use</li> <li>• Town making improvements</li> </ul>	N

11	Papa Lou and Walpole Motel	Route 1 – 2210 Providence Highway	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~3 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3.5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1.5 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> HB</li> <li>• Owner may be interested</li> <li>• Under performing restaurant and motel – 2 adjacent parcels</li> <li>• High traffic area</li> </ul>	Y
12	3 gas station sites on Main Street	SE Walpole – off Main St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> Varies</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> .5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> CBD</li> <li>• Gas station fenced off and for sale at Main &amp; Front</li> <li>• One is being redeveloped (specific location near Rt. 27 tbd)</li> </ul>	N
13	South Street	South St. and Colony Drive	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~80 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 2.5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1.5 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> IND</li> <li>• Potential new industrial park</li> </ul>	Y
14	Hollingsworth & Vose	112 Washington St., East Walpole	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~29 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 2 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1.5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> LM</li> <li>• Potential mixed-use project on underutilized land</li> <li>• Adjacent to operating H &amp; V facility</li> <li>• Planned signal improvements to I-95/Coney Street interchange are expected to reduce congestion and improve vehicular/truck access to the area</li> </ul>	N

15	Sunny Rock Farm	North St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~40 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1.5 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> R</li> <li>• Land held under C. 61A, but owner has not met obligations to obtain tax abatement</li> </ul>	N
16	Bargain Outlet	Rt. 1 – 600 Providence Highway	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 3.7 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 1 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2.5 miles</li> <li>• <b>Public transportation:</b> none</li> <li>• <b>Zoning:</b> HBD</li> <li>• Planned signal improvements to the I-95/Coney Street interchange are expected to reduce congestion and improve vehicular/truck access to the area</li> </ul>	Y
17	Zarba Property	Old Post Rd. and Common at Rt. 1	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~2.5 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> .5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> HBD</li> <li>• Low-end industrial buildings</li> <li>• Proposal for office building – recently rezoned to highway business</li> <li>• 2.5 acres</li> <li>• Adjacent to residential area</li> </ul>	N
18	Cooks Service Station	Rt. 1 – 2222 Providence Highway	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> ~1 acre</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3.5 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1.5 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> HBD</li> <li>• Small site, but close to site #11</li> </ul>	N

19	Kendall Mill	Elm at Rt. 27, near downtown	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> -</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> .5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> CBD</li> <li>• Existing offices, businesses</li> <li>• Potential 40R site</li> </ul>	N
20	Zion property	Rt. 1A across Goldies	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 1.75 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 4 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 2 miles</li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> LM</li> <li>• No sewer</li> <li>• Abandoned junkyard</li> <li>• Small site</li> </ul>	N
21	Walpole Woodworkers	767 East St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 16.87 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> 2 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> 1 mile</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> B</li> <li>• 40B project proposed</li> <li>• Roadway resurfacing, sidewalk, and safety improvements planned on East Street</li> <li>• Residential uses abut this property</li> </ul>	N
22	Walpole Woodworkers	School St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 2.85 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> ~2 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> ~1 mile</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> LM/GR</li> </ul>	Y

23	160 Elm St.	160 Elm St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 9.31 acres (3 parcels)</li> <li>• <b>Distance to nearest I-95 interchange:</b> 3 miles</li> <li>• <b>Approximate distance to nearest commuter rail:</b> .5 miles</li> <li>• <b>Public transportation:</b> MBTA Bus (34 &amp; 34E)</li> <li>• <b>Zoning:</b> IND</li> <li>• Close to downtown area</li> <li>• One parcel developed – 2 others undeveloped (one an MBTA parcel?)</li> </ul>	Y
24	Bus Storage Site	Main St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 4.06 acres (4 parcels)</li> <li>• <b>Distance to nearest I-95 interchange:</b></li> <li>• <b>Approximate distance to nearest commuter rail:</b></li> <li>• <b>Public transportation:</b></li> <li>• <b>Zoning:</b> B/IND</li> <li>• Active bus storage operation</li> </ul>	Y
25	Jones Farm	Washington and High Plain Sts.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 14.33 acres (4 parcels)</li> <li>• <b>Distance to nearest I-95 interchange:</b> less than 1 mile</li> <li>• <b>Approximate distance to nearest commuter rail:</b></li> <li>• <b>Public transportation:</b></li> <li>• <b>Zoning:</b> RB</li> <li>• Residential area/open space</li> </ul>	N
26	Parcel adjacent to Applebee's	Washington St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 1.81 acres</li> <li>• <b>Distance to nearest I-95 interchange:</b> less than 1 mile</li> <li>• <b>Approximate distance to nearest commuter rail:</b></li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> LM</li> </ul>	N
27	Rt. /Walpole Park South	South St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 13.09 (3 parcels)</li> <li>• <b>Distance to nearest I-95 interchange:</b></li> <li>• <b>Approximate distance to nearest commuter rail:</b></li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> HB/RA/R</li> <li>• <b>Frontage lots – high visibility</b></li> </ul>	Y
28	295 Union St.	295 Union St.	<ul style="list-style-type: none"> <li>• <b>Parcel Size:</b> 15.43 acres (2 parcels)</li> <li>• <b>Distance to nearest I-95 interchange:</b></li> <li>• <b>Approximate distance to nearest commuter rail:</b></li> <li>• <b>Public transportation:</b> None</li> <li>• <b>Zoning:</b> HBD</li> </ul>	Y

Notes on zoning designations:

R- Rural

RA – Residence A

RB – Residence B

GR – General Residence

LM – Light Manufacturing

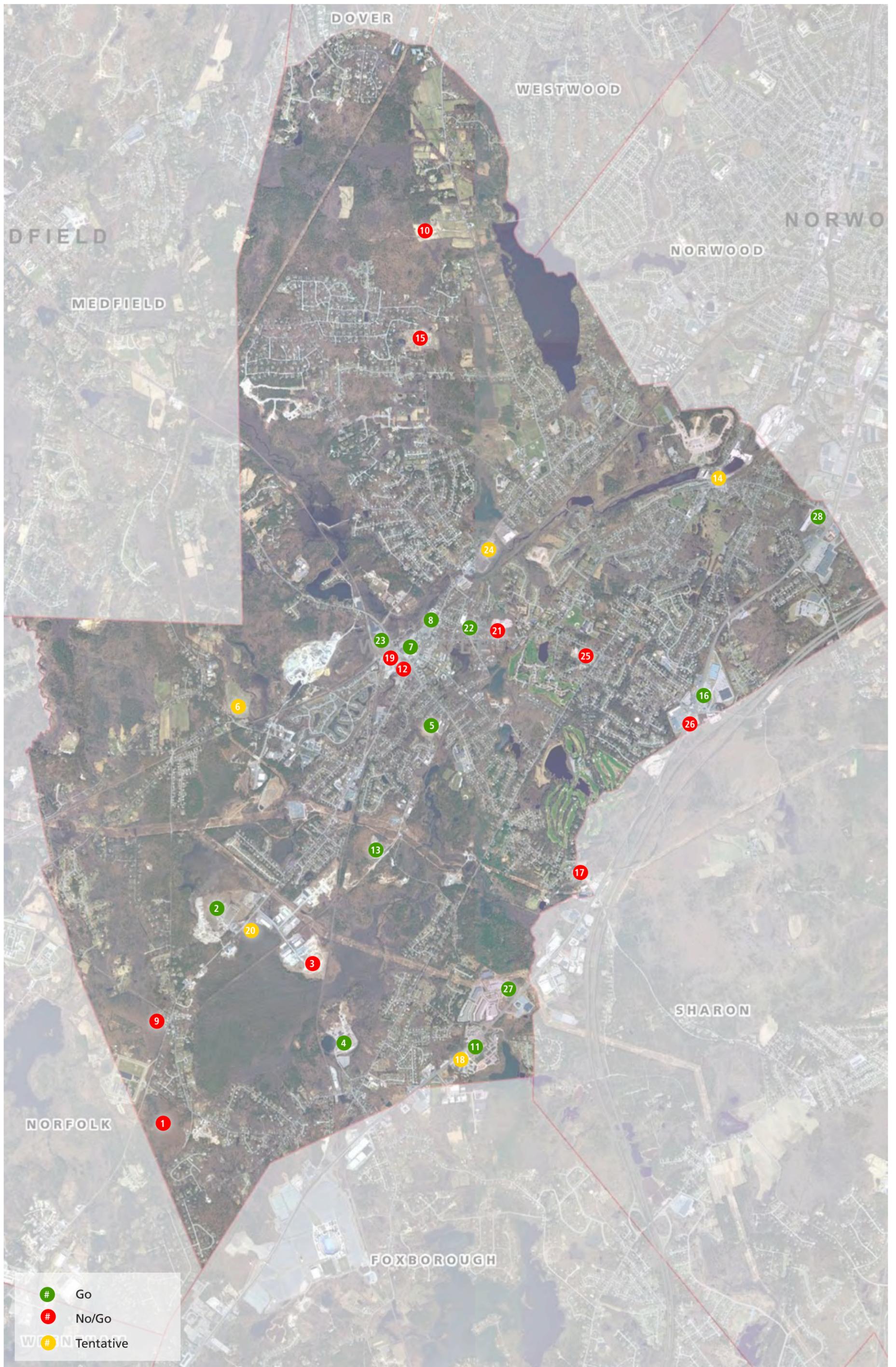
HBD – Highway Business District

B – Business

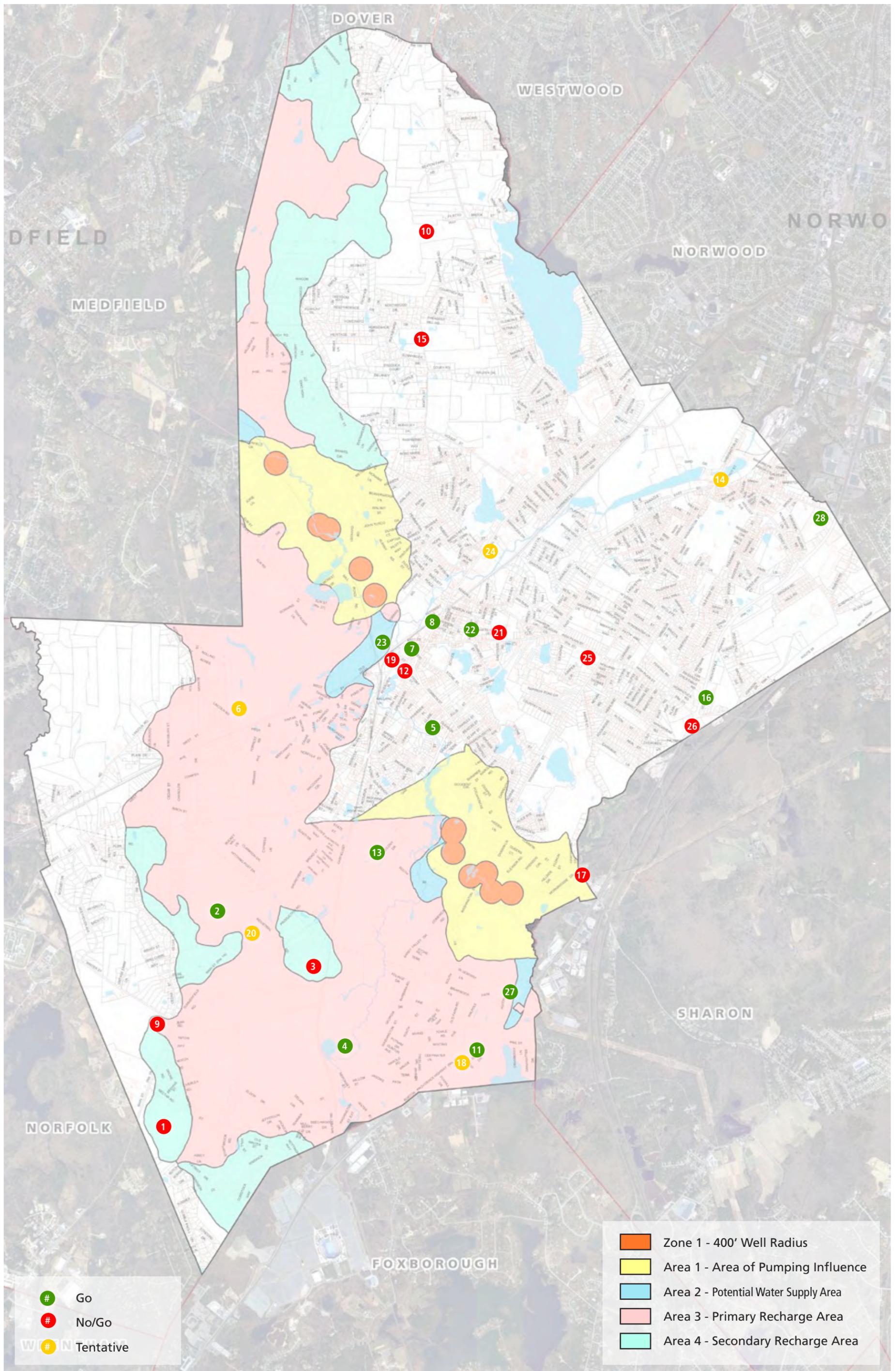
IND – Industrial

CBD – Central Business District

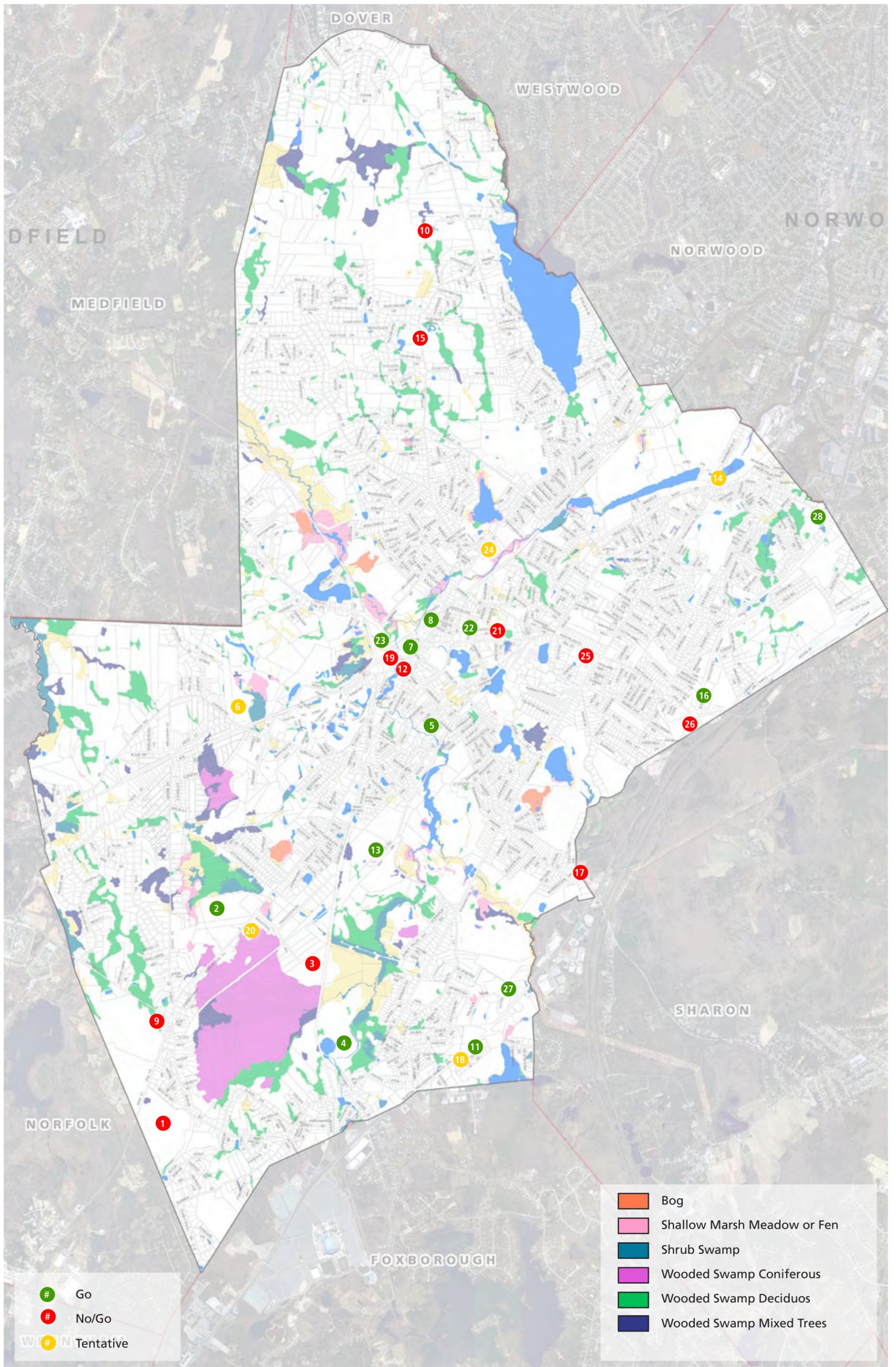
PSRC – Park, School, Recreation & Conservation



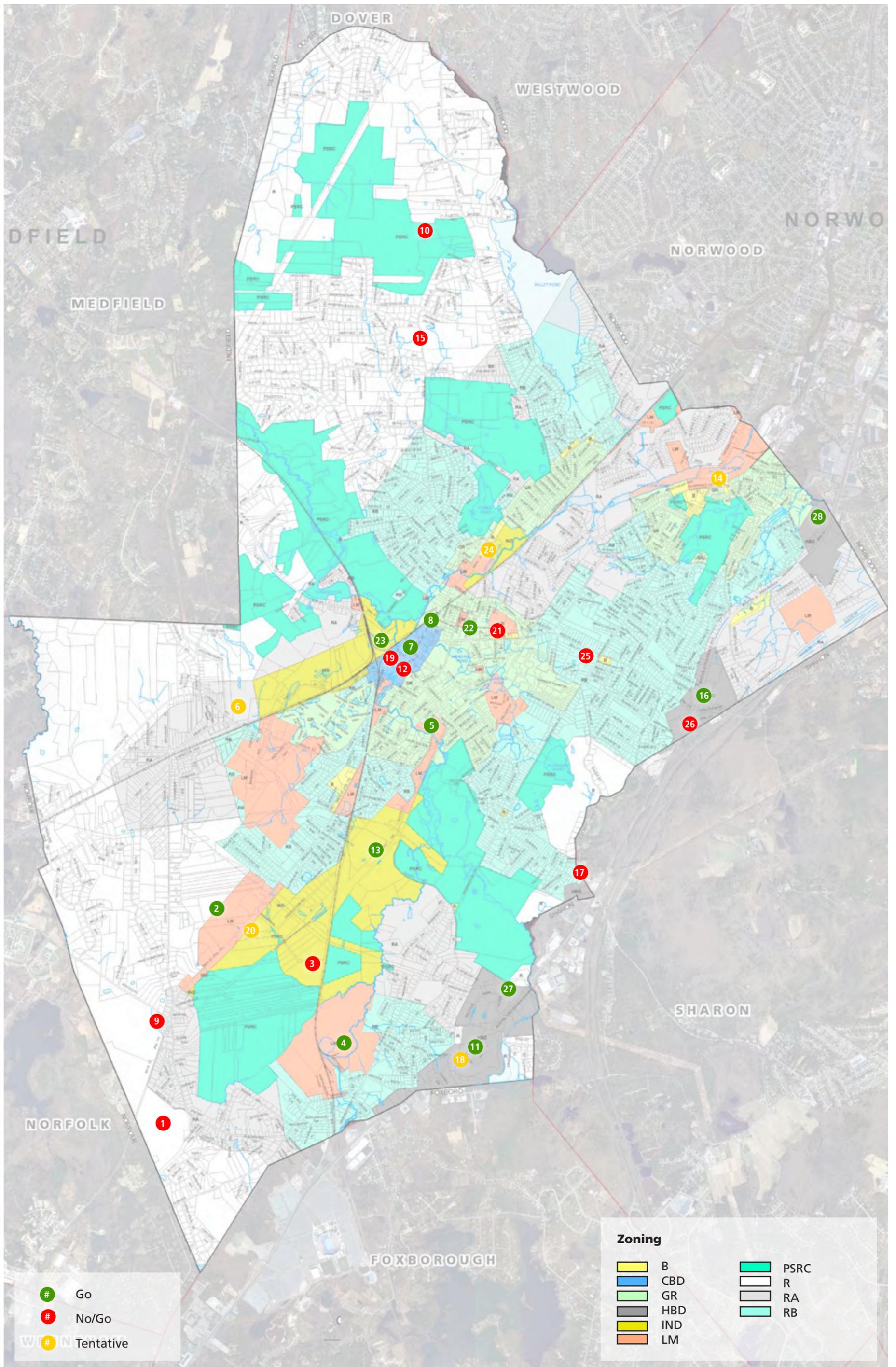
Source: MassGIS, Town of Walpole



Source: MassGIS, Town of Walpole



Source: MassGIS, Town of Walpole



Source: MassGIS, Town of Walpole

## Recommendations and Next Steps

Based on the site evaluation criteria described above, as well as public input received at the October 10, 2007 public forum, it is recommended that the following thirteen sites be carried forward to the next level of site evaluation. In each case, it was determined that site location and conditions were such that the due diligence process should continue for these sites. The numbers refer to the site location in Table 1 and maps 1-4.

- #2 - Goldies Salvage, Inc.
- #4 - Bird Machine and Cofsky site
- #5 - Blackburn & Union Privileges Superfund site – Given the remediation required for this site and the complicated legal situation in identifying the responsible parties, it will likely be years before this site is ready for redevelopment. However, given the size of the site, it was evaluated further.
- #7 - Michele's
- #8 - Kahana
- #11 - Papa Lou's/Walpole Motel
- #13 – South Street
- #16 - Bargain Outlet
- #22 - Walpole Woodworkers (Site 2) – School St.
- #23 - 160 Elm St.
- #24 - Bus Storage site
- #27 - Rt. 1/Walpole Park South
- #28 - 295 Union St.

One significant consideration is to determine whether any of these sites lie within the FEMA designated floodplains or the Town of Walpole Aquifer Protection District and to identify the restrictions that may apply as a result. This next level of site evaluation will incorporate a determination as to any site development restrictions.

The following sites were eliminated from further consideration as described below.

- #1 - State-owned property (Cedar Junction back-up power plant) – not available
- #3 - Rt. 1A Industrial Park – power plant proposal before the Town
- #6 - Town-owned land at Lincoln and West – complications of building on previously landfilled land
- #9 - MWRA site – not available
- #10 - Adams Farm – commercial/industrial use not appropriate for site
- #12 - Main St. gas stations – sites are too small
- #14- Hollingsworth & Vose – potential mixed-use project under consideration by owner
- #15 - Sunny Rock Farm – commercial/industrial use not appropriate for site
- #17 - Zarba property – site rezoned; redevelopment proposal proceeding
- #18 - Cook's Service Station – site too small
- #19 - Kendall Mill – 40R proposal proceeding
- #20 - Zion Property – site too small unless combined with Goldies (difficult due to Rt. 1A)

- #21 - Walpole Woodworkers East St. (Site 1) – 40B project under review; residentially zoned area surrounding site
- #25 - Jones Farm – commercial/industrial use not appropriate for site
- #26 - Parcel adjacent to Applebee’s – site too small

### Due Diligence on Short-listed Sites

For each of the short-listed sites, a more detailed due diligence was conducted (See Appendix A for datasheets). This was specifically done to identify potential environmental resource constraints such as the presence of wetlands and floodplains, whether the site was located in the Water Resource Overlay Protection District or WRPOD (and if so, what area), and to examine the status of any hazardous waste remediation efforts that may impact on future development activity on the site.

The sites were evaluated for wetland resources, Natural Heritage and Endangered Species Program (NHESP) data (including protected species, vernal pools, critical watersheds, etc.), and FEMA flood zones. The review was based on published MassGIS data. No field visits were conducted as part of the evaluation.

Sites that contain wetland resources (including the 100-year flood plain) or have wetland resources within 100 feet of the property boundary are likely to be subject to permitting under the Massachusetts Wetlands Protection Act and the Town of Walpole Wetlands Bylaw. Generally, site development proposal must avoid impacts to wetland resources. In some limited circumstances, if avoidance is not possible, minimization and mitigation may be considered. Wetland resource impacts may also trigger permitting requirements under the federal Clean Water Act.

Sites with designated rare species habitat (as established by NHESP) may be subject to permitting under the Massachusetts Endangered Species Act. Other NHESP designations, such as Biomap or Living Waters, are meant as planning tools and do not currently have regulatory authority. Sites identified as having vernal pool habitat may be required to undergo a higher level of scrutiny in the permitting process, due to the sensitivity of the resource.

Additionally, as part of the due diligence effort the FIRM Flood Insurance Rate Maps for the Town of Walpole were referenced to determine if any of the proposed Priority Development sites were within the 100-year floodplain. Zone A is considered a high risk area; 1% annual chance of flooding, while Zones B and C present a moderate risk area outside the Zone A floodplain.

Finally, the sites were reviewed to determine whether any fall within the WRPOD (using the Town of Walpole Aquifer Map as a reference), and particularly what area within that district. Area 2 is identified as a Potential Water Supply; Area 3 is a Primary Recharge Area; and Area 4 is a Secondary Recharge Area (there were no sites that fell within Area 1, which has the highest level of protection). Development constraints apply within these areas relating to density and the amount of the site that can be rendered impervious (15% or 2,500 sq. ft., whichever is greater).

The following is a summary of environmental constraints for each of the short-listed sites.

- **02-Goldies Salvage Inc.:** There appear to be no wetland resources existing within the limits of the property, but adjacent wetlands located to the northwest and to the north may have buffer zones that extend onto the property. Portions of the site are also surrounded by Estimated Habitat of Rare Wildlife, as determined by NHESP, and will likely involve review. Toward the northern end of the site, there are areas inundated by 100-year storm events for

which no base flood elevation (BFE) has been established. The majority of the site is in Zone C, but the northern portion of the site, adjacent to Cedar Swamp, may be within Zone A. The majority of the site also is within Area 3 – Primary Recharge Area, while the southern portion of the site is within Area 4 – Secondary Recharge Area.

- **04-Bird Machine:** There are wetland resources both on and adjacent to this site, which may have buffers extending onto the property. Portions of this site also fall within Biomap Core Habitat as designated by NHESP, and within areas inundated by 100 year storm events for which BFEs have not been established. The middle portion of the site is in Zone C and the remainder of the site is in Zone A and A2. This site is within Area 3 – Primary Recharge Area.
- **05-Blackburn & Union Privileges Superfund:** There appears to be no wetlands on or proximal to this site, nor is it regulated by NHESP. There are also no areas inundated during 100 or 500 year storm events, nor is it within the WRPOD.
- **07-Michelle's:** There appear to be no wetland resources on or proximal to this site, and no land is regulated by NHESP. A portion of the site falls within area inundated by 500 year storm events. The majority of the site is in Zone C, although the western tip of the site is within Zone B. This site is not within the WRPOD.
- **08-Kahana Site:** There appears to be no wetlands on or proximal to this site, nor is it regulated by NHESP. This site is in Zone C. This site is not within the WRPOD.
- **11-Papa Lou's & Walpole Motel:** There appear to be no wetlands on or proximal to this site, nor is it regulated by NHESP. This site is in Zone C. This site is within Area 3 – Primary Recharge Area.
- **13-South Street:** There appears to be wetland resources both on and adjacent to this site, which may have buffers extending onto the property. The site does not fall within areas regulated by NHESP. This site is in Zone C. This site is within Area 3 – Primary Recharge Area.
- **16-Bargain Outlet:** There appear to be no wetlands on or proximal to this site, nor is it regulated by NHESP. This site is in Zone C. This site is not within the WRPOD.
- **22-Walpole Woodworkers:** There are wetland resources located proximal to the property which may have buffers that extend into the site. The wetland resource is located to the east of the property. There are no areas regulated by NHESP. This site is in Zone C. This site is not within the WRPOD.
- **23-160 Elm Street-** There are wetlands located on the property, as well as west of the railroad tracks. The wetland resources off site may have buffers that extend onto the property. There are no areas regulated by NHESP, however there are areas that are inundated by 100-year storm events, for which no BFEs have been established. The northern and southern parcels are in Zone C and the middle parcel is in Zone A. The site is within Area 2 – Potential Water Supply Area.
- **24-Bus Storage Site:** There are wetland resources located on the southeastern part of the site as well as a potential vernal pool located within this wetland. The area is not regulated by NHESP, but areas are inundated by 100 and 500 year storm events. The eastern portion of

site, adjacent to Neponset River, is in Zone A3, the middle portion of site is in Zone B, and the remainder is in Zone C. This site is not within the WRPOD.

- **27-Rt. 1/Walpole Park South:** There are no wetland resources on or proximal to this site, nor is it regulated by NHESP. The site is in Zone C. The southern parcel (John D. Murphy) is within Area 3 – Primary Recharge Area. The middle parcel (James E. Clair) and northern parcel (Montaup Electric) are within Area 2 – Potential Water Supply Area.
- **28-295 Union Street-** There are wetland resources located on and adjacent to the site, which may have buffers that extend onto the property. Portions of the site fall within Living Waters Critical Supporting Watershed as designated by NHESP, and areas inundated by 100 year storm events. The northern parcel is in Zone A and a portion of southern parcel is in Zone A2. The remainder of the site is in Zone C. This site is not within the WRPOD.

Hazardous waste releases for each site are summarized in Table 3 below. Information summarized on this table was generated by comparing data available on MassDEP’s on-line reportable release lookup database map displaying known environmental cases in Walpole.

**Table 3: Reported Hazardous Waste Remediation**

Site	Name	Potential Environmental Concerns
2	Goldies Junk Yard	No Massachusetts Department of Environmental Protection (MassDEP) Release Tracking Number (RTN) were mapped or identified specifically for the property. Based on the reported use as an automotive junk yard, there may be contaminated media present at this property. RTN 4-3001944 at 200 Main St., an active MassDEP case, is mapped in proximity to the property.
4	Bird Machine	Over a dozen MassDEP RTN’s have been issued for this property. Known contamination is present at the Site based on information available on-line as part of public involvement activities.
5	Blackburn & Union Privileges Superfund site	MassDEP RTN 4-3000603 was issued for this Tier 1A site. Other RTN’s may also be associated with the property. USEPA Superfund and MassDEP Tier 1A status indicates contamination is likely present on the property.
7	Michelle’s	No MassDEP RTNs were mapped in the vicinity of this property.
8	Kahana Site	No MassDEP RTNs were mapped on this property. Former Shell station at 920 Main St (RTN 4-3024107) was mapped in proximity to this property.
11	Papa Lou and Walpole Motel	No MassDEP RTNs were mapped in the vicinity of this property.
13	South Street	No MassDEP RTNs were mapped in the vicinity of this property. However, two RTN’s were listed for Walpole South Park in MassDEP database for Walpole: RTN 4-3019859 which was closed and 4-3021915 which was an active MassDEP case.
16	Bargain Outlet	No MassDEP RTNs were mapped on this property. However, several RTNs were listed for surrounding properties including 2 gasoline stations in close proximity to the property.
22	Walpole Woodworkers (Site 2)	No MassDEP RTNs were mapped in the vicinity of this property.
23	160 Elm Street	No MassDEP RTNs were mapped in the vicinity of this property.
24	Bus Storage	No MassDEP RTNs were mapped in the vicinity of this property. Although no RTNs were specifically identified, the historical presence of a gas or oil products indicates there is the potential for contamination to be present at this property.

Site	Name	Potential Environmental Concerns
27	Rt. 1/Walpole Park South	Two closed RTNs were mapped in proximity to the property by MassDEP.
28	295 Union Street	Two RTNs were mapped in proximity to this property: RTN 4-3001801, which is in the final phase of clean-up; and RTN 4-3012120 for which a Response Action Outcome stating that the hazards were eliminated.

Zoning for these sites has been assessed and is noted on the site data sheets. The most significant constraint is the WRPOD as described earlier. It should be noted that the Walpole zoning bylaw is being updated and the types of uses likely to be applicable to the sites analyzed for this study will be accommodated by the new zoning.

#### Priority Site Evaluation

The following Table 4 shows a summary of all the short-listed sites with a description of each site's readiness to be considered for Priority Development Site status.

#### Table 4 Notes:

##### Zoning:

R – Rural Resident

GR – General Residence

B – Business

CBD – Central Business District

HB – Highway Business

LM – Limited Manufacturing

IND – Industrial

##### Water resources:

Area 2 – Potential Water Supply

Area 3 – Primary Recharge Area

Area 4 – Secondary Recharge Area

##### Floodplain:

Zone A – high risk area; 1% annual chance of flooding

Zone B & C – moderate risk area; outside Zone A floodplain

##### Transportation Access:

Within .05 Miles of the Site

MBTA Bus Route 34: Walpole Center/Dedham line – Forest Hills via Washington St.

MBTA Bus Route 34E: Walpole Center/Dedham line – Forest Hills via Washington St.

#### **Table 4: Summary of Shortlisted Sites**

<b>Site 2 - Goldies Salvage</b>	<b>a: 1801 Main Street</b>	<b>size: 72.00 Acres</b>	<b>zoning: LM and R</b>
Water Resources	Majority Area 3; Area 4 on southern portion		
Floodplain	Zone C		
Wetlands	None on site, but buffer zone to adjacent site		
Hazardous Waste	None reported, but likely due to use; site of former Town dump		
Transportation Access	None		
Infrastructure	No water or sewer		
State of Readiness/Notes	Lack of water and sewer constrains potential development at this time, but size of site warrants further consideration.		

<b>Site 4 – Bird Machine and Cofsky</b>	<b>a: 100 Neponset Street</b>	<b>size: 177.95 Acres 147.30 (Bird) 30.65 (Cofsky)</b>	<b>zoning: LM</b>
Water Resources	Area 3		
Floodplain	Zones A, A2, and C		
Wetlands	Yes, Biomap Core Habitat (about 55 acres buildable)		
Hazardous Waste	Yes, remediation process underway but not complete		
Transportation Access	None		
Infrastructure	Water and sewer to Bird property; none to Cofsky		
State of Readiness/Notes	Remediation issues will take time to resolve on Bird site. Cofsky ready to develop.		
<b>Site 5 – Blackburn &amp; Union Privileges</b>	<b>a: 8 and 62 South Street</b>	<b>size: 18.00 Acres</b>	<b>zoning: GR and LM</b>
Water Resources	None		
Floodplain	None		
Wetlands	None		
Hazardous Waste	DEP Tier 1A and USEPA Superfund site		
Transportation Access	None		
Infrastructure	Water and sewer		
State of Readiness/Notes	Remediation issues will take time to resolve.		
<b>Site 7 – Michelle’s</b>	<b>a: 1034 East Street</b>	<b>size: 2.42 Acres</b>	<b>zoning: CBD</b>
Water Resources	None		
Floodplain	Zone C		
Wetlands	None		
Hazardous Waste	None		
Transportation Access	MBTA Bus # 34 and 34E; less than ½ mile from commuter rail		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Potential to combine site with proposed Kendall site 40R; good downtown location; mixed-use feasible on site – concept plans developed.		
<b>Site 8 – Kahana</b>	<b>a: 909 Main Street</b>	<b>size: 4.52 Acres</b>	<b>zoning: CBD</b>
Water Resources	None		
Floodplain	Zone C		
Wetlands	None		
Hazardous Waste	None		
Transportation Access	MBTA Bus # 34 and 34E; ½ mile from commuter rail		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Good downtown location; mixed-use feasible on site – concept plans developed.		
<b>Site 11 – Papa Lou’s and Walpole Motel</b>	<b>a: 2210 Route 1</b>	<b>size: 3.00 Acres</b>	<b>zoning: HB</b>
Water Resources	Area 3		
Floodplain	Zone C		
Wetlands	None		
Hazardous Waste	None		
Transportation Access	None		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Would need to consolidate properties.		

<b>Site 13 – South Street</b>	<b>a: Intersection of South St. &amp; Colony Dr.</b>	<b>size: 80.00 Acres</b>	<b>zoning: IND</b>
Water Resources	Area 3		
Floodplain	Zone C		
Wetlands	None on site, but buffer zone to adjacent site		
Hazardous Waste	One closed and one open file with DEP		
Transportation Access	None		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Infrastructure plans in place.		
<b>Site 16 – Bargain Outlet</b>	<b>a: 600 Providence Highway</b>	<b>size: 3.70 Acres</b>	<b>zoning: HB</b>
Water Resources	None		
Floodplain	Zone C		
Wetlands	None		
Hazardous Waste	None, but open files for 2 nearby gas stations		
Transportation Access	None, but I-95/Coney St. interchange improvements should reduce congestion and improve truck access		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Good development location.		
<b>Site 22 – Walpole Woodworkers</b>	<b>a: School Street</b>	<b>size: 2.85 Acres</b>	<b>zoning: LM and GR</b>
Water Resources	None		
Floodplain	Zone C		
Wetlands	Yes		
Hazardous Waste	Closed DEP file		
Transportation Access	MBTA Bus #34 and 34E		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Site too constrained to build 50,000 ft <sup>2</sup> and adjacent to a densely developed residential area.		
<b>Site 23 – 160 Elm Street</b>	<b>a: 160 Elm Street</b>	<b>size: 9.31 Acres</b>	<b>zoning: IND</b>
Water Resources	Area 2		
Floodplain	Zones A & C		
Wetlands	Yes		
Hazardous Waste	None		
Transportation Access	MBTA Bus # 34 and 34E; less than ½ mile from commuter rail		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Due to wetland resources and floodplain, site is too constrained for building 50,000ft <sup>2</sup> .		
<b>Site 24 – Bus Storage Site</b>	<b>a: 605-611 Main Street</b>	<b>size: 4.06 Acres</b>	<b>zoning: B and IND</b>
Water Resources	None		
Floodplain	Zones A3, B, & C		
Wetlands	Yes on southeast portion of site; potential vernal pool		
Hazardous Waste	Yes, temporary solution achieved; further action required		
Transportation Access	MBTA Bus # 34 and 34E; less than ½ mile from commuter rail		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Too many constraints prevent building of 50,000 sq. ft.		
<b>Site 27 – Rt. 1/Walpole Park South</b>	<b>a: Rt. 1/Walpole Park South</b>	<b>size: 13.09 Acres</b>	<b>zoning: HBD, RA, and R</b>
Water Resources	Areas 2, 3		
Floodplain	Zone C		
Wetlands	None		
Hazardous Waste	Active Phase IV lead removal		
Transportation Access	None		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Good development location with rt. 1 frontage, but somewhat constrained by water resources.		

<b>Site 28 – 295 Union</b>	<b>a: 295 Union Street</b>	<b>size: 15.43 Acres</b>	<b>zoning: HB</b>
Water Resources	None		
Floodplain	Zones A, C		
Wetlands	Yes		
Hazardous Waste	Active gas station remediation		
Transportation Access	None		
Infrastructure	Water and Sewer		
State of Readiness/Notes	Presence of floodplain constrains the site preventing building of 50,000ft <sup>2</sup> .		

### Concept Plans

Concept plans were then prepared for Michelle’s and Kahana sites that depict potential site layout for a mixed-use project and a purely commercial development. These sites were chosen because of their high profile location in the Central Business District, access to transportation, and the relatively small size of the parcels. Other potential Priority Development Sites are much larger and it can easily be discerned that a 50,000 sq. ft. development could be accommodated even if there are some environmental constraints on the site. The Michelle’s and Kahana sites underwent a more extensive review with concept plans to ensure that they could meet this specific criterion under M.G.L. c. 43D. See the following Figures 1 - 4 for these concept plans.

### Conclusion and Recommendations

After careful consideration of all the factors discussed in this report, the sites that can be most appropriately designated as Priority Development Sites are the following:

- Goldies along Rt. 1A because of its size, if water and sewer service could be extended in that direction,
- Bird Machine and Cofsky on Neponset Street since the site is more than large enough and the owners are interested in future development opportunities,
- Blackburn & Union Privileges on South Street upon successful completion of the remediation efforts,
- the Bargain Outlet site on Rt. 1 because of its location (and view of the Boston skyline), and
- Michelle’s and Kahana sites in Walpole Center would be ideal given the high visibility location, however the current owners have so far not shown interest in redevelopment of their sites.



# Kahana - Mixed Use Scenario

Town of Walpole Priority Development Sites

## Figure 1

Data Sources: MassGIS

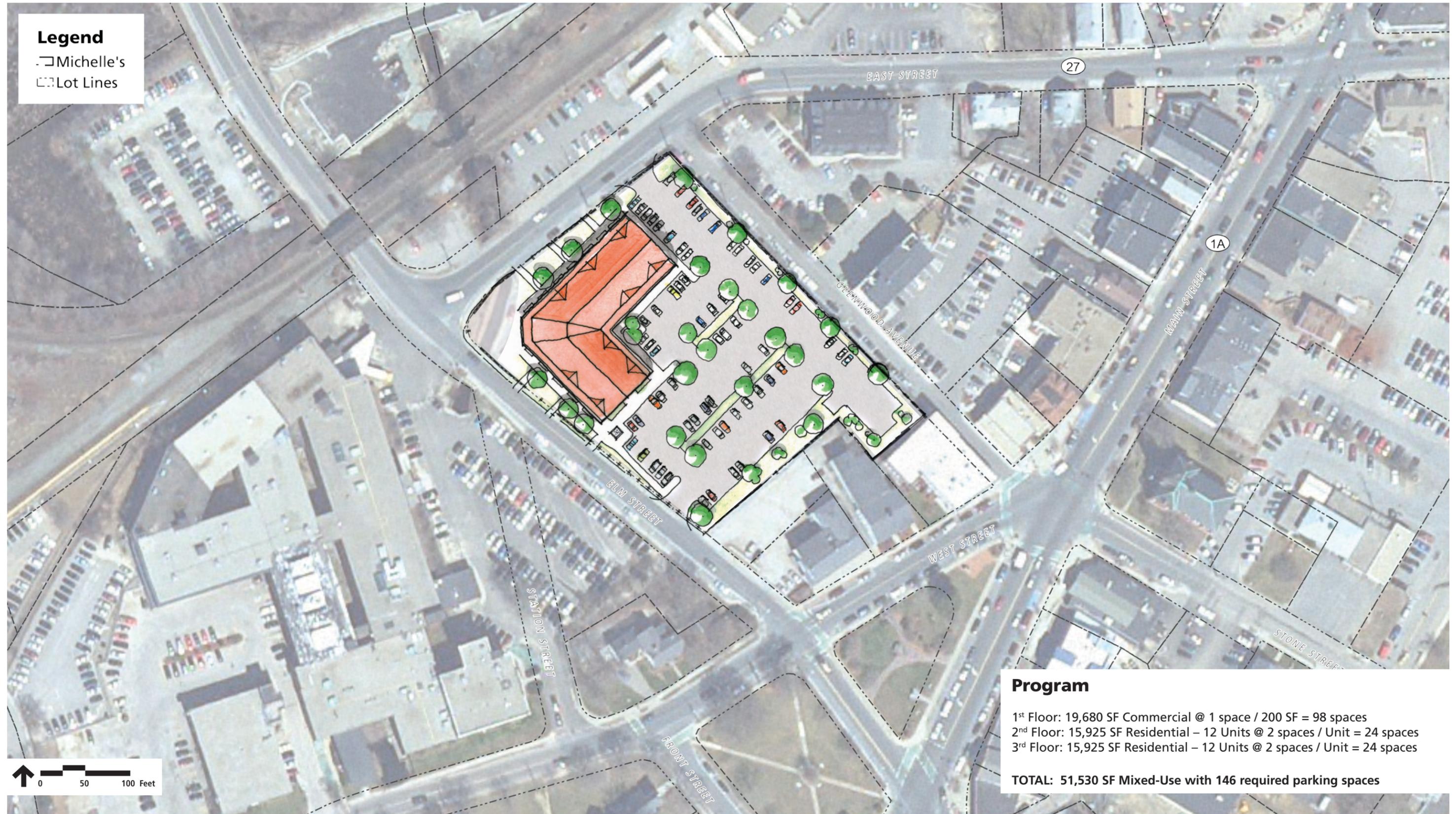


# Kahana - Commercial Scenario

Town of Walpole Priority Development Sites

## Figure 2

Data Sources: MassGIS

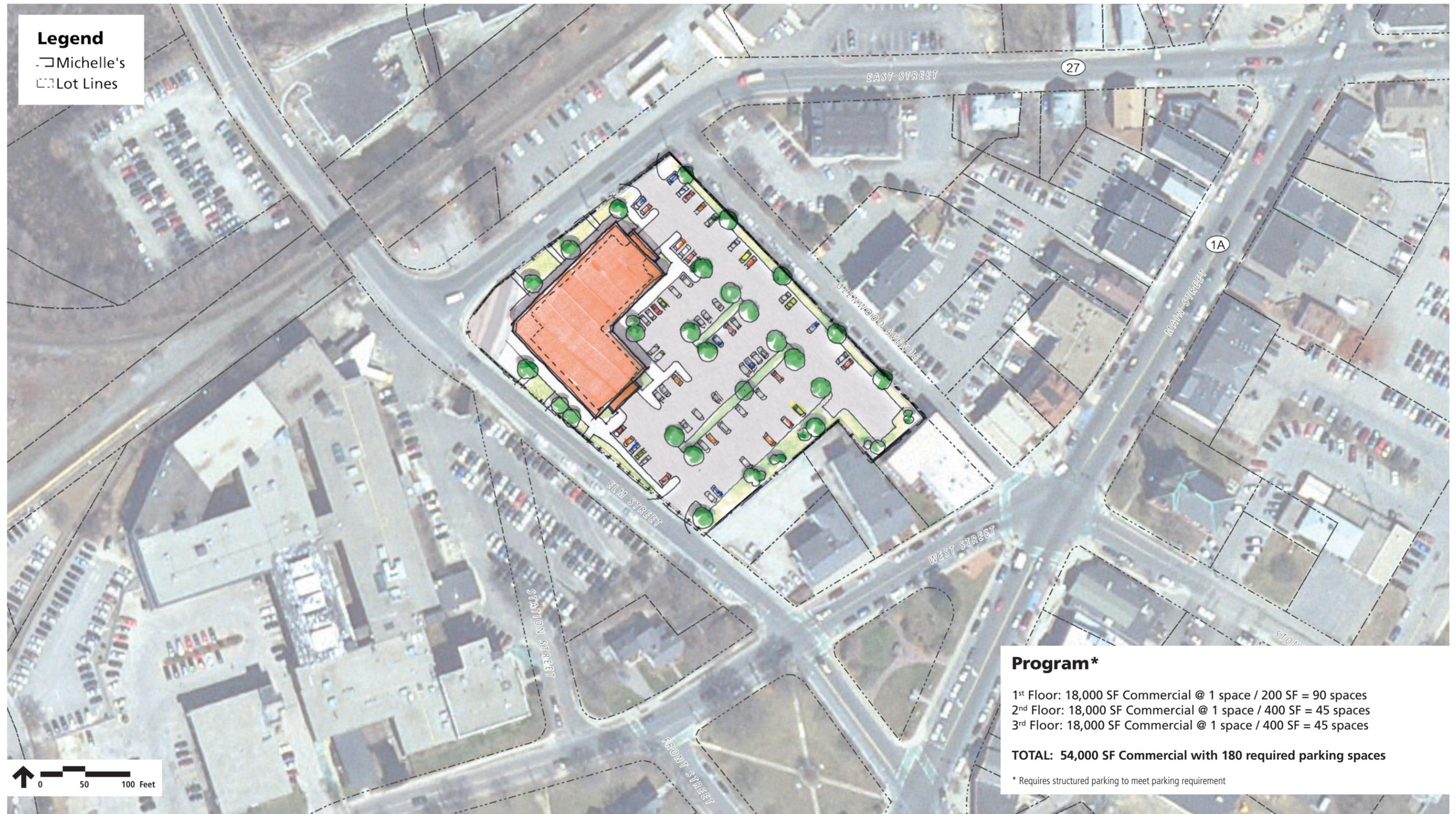


# Michelle's - Mixed Use Scenario

Town of Walpole Priority Development Sites

## Figure 3

Data Sources: MassGIS



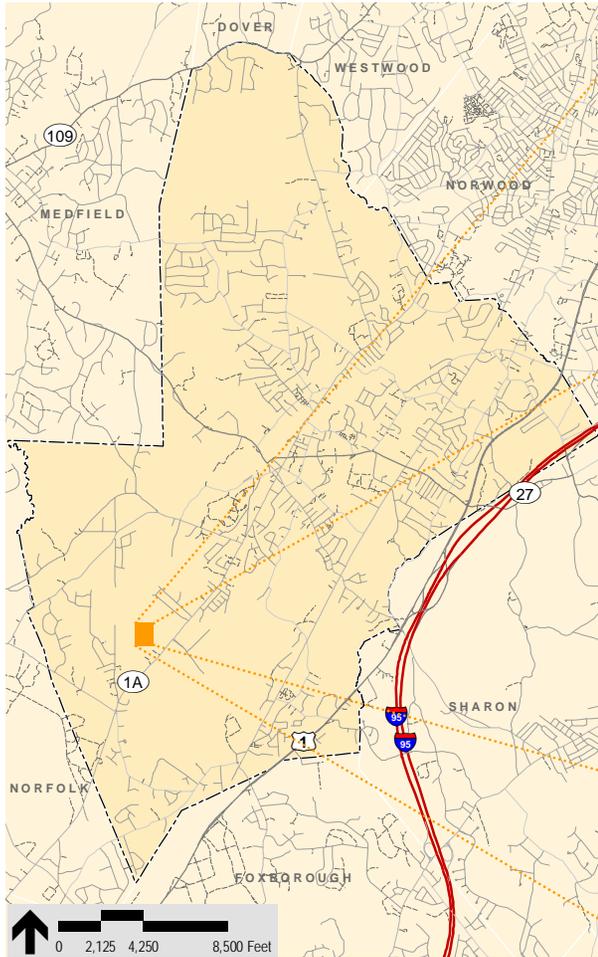
# Michelle's - Commercial Scenario

## Figure 4

Data Sources: MassGIS

## **Appendix A: Short-listed Sites Datasheets**

**Locus**



**Site**



**02 - Goldies Salvage Inc.**

1801 Main St.

- Owner(s):**
- Robert J. Potheau
  - Walpole Recycling LLC
  - Connolly Family Trust
  - A Tow Realty Trust
  - Chris Service Center Inc.
  - Town of Walpole Conservation Commission

**Parcel Size:** ±72.00 Acres

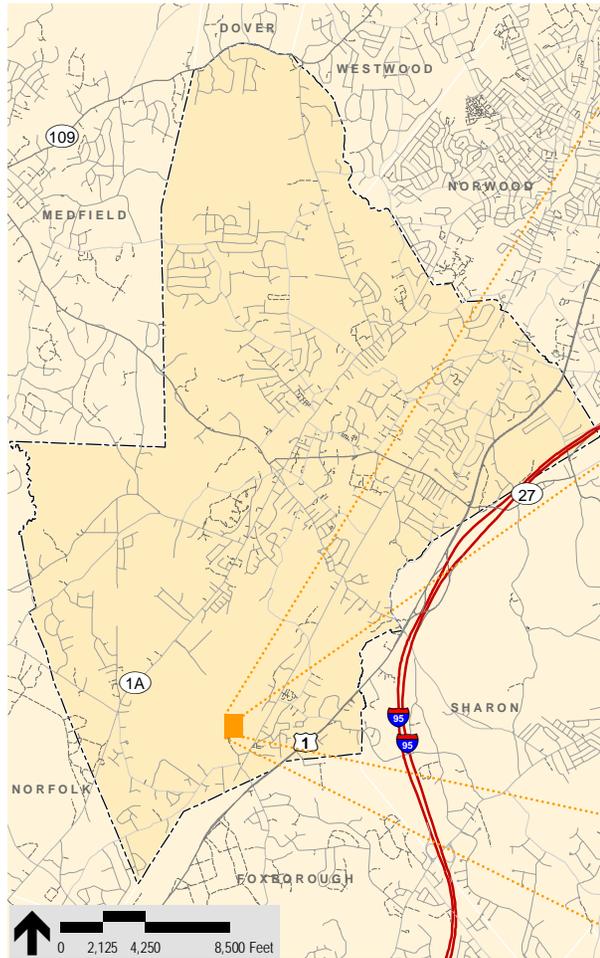
**Zoning:** LM (frontage) and R (rear)

**Water Resource:** Area 3

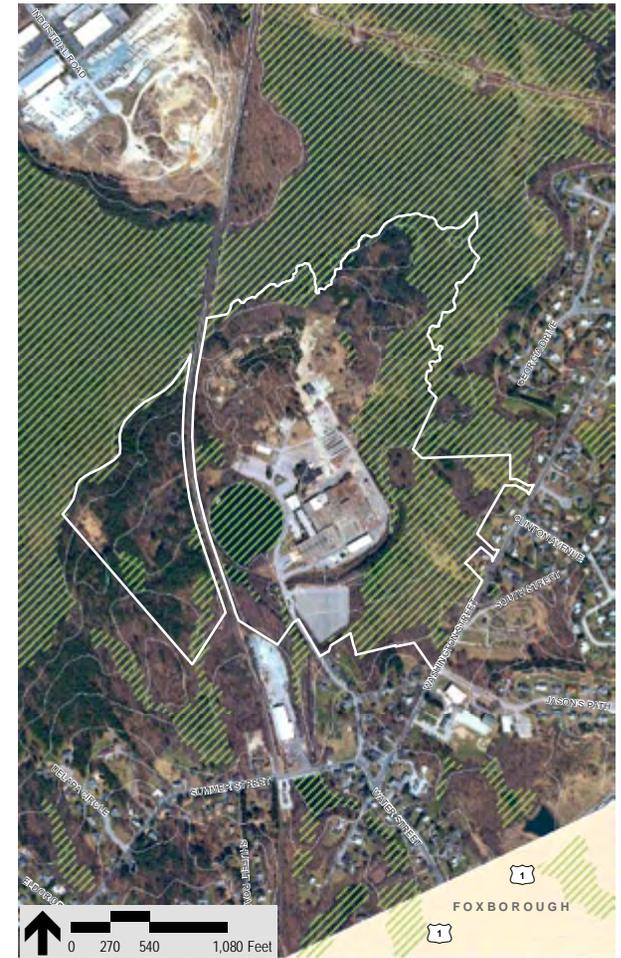
**Flood Plain:** Zone C

**Zoning Notes:** Retail, office, restaurant, and hotel uses are not allowed in R districts

**Locus**



**Site**



**04 - Bird Machine & Cofsky**  
100 Neponset St.

**Owner(s):** Baker Hughes Process Systems, Inc.  
WRG Cofsky Realty Trust

**Parcel Size:** Bird - ±147.30 Acres  
Cofsky - ±30.65 Acres

**Zoning:** LM

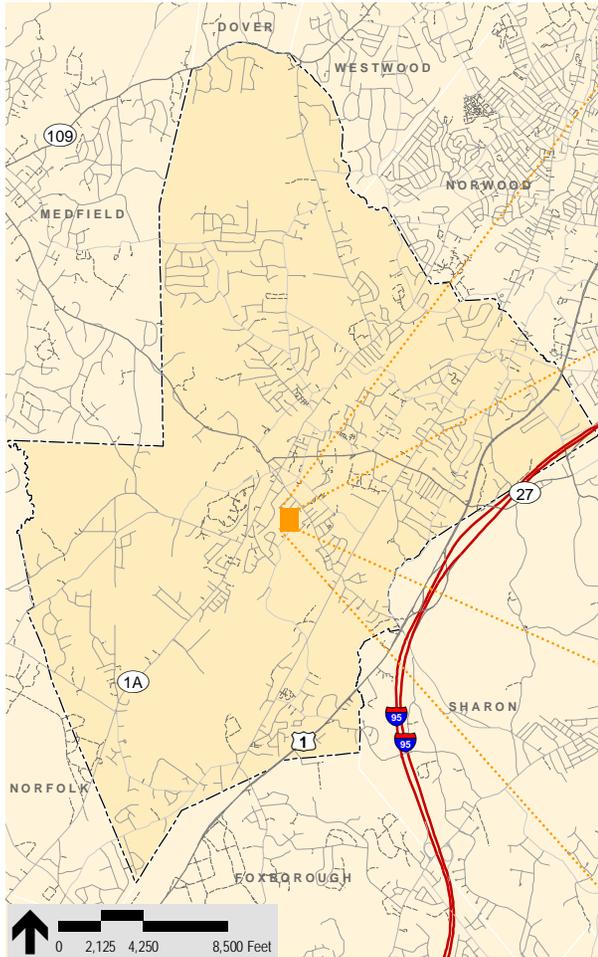
Wetlands  
Topography (3m)

**Water Resource:** Area 3

**Flood Plain:** Zone A, A2, and C

**Zoning Notes:** Retail, office, & wholesale/  
industrial use generally  
allowed; residential prohibited

### Locus



### Site



## 05 - Blackburn & Union Privileges Superfund Site

62 South St. & 8 South St.

**Owner(s):** Shaffer Realty Nominee Trust

**Parcel Size:** ±18.00 Acres

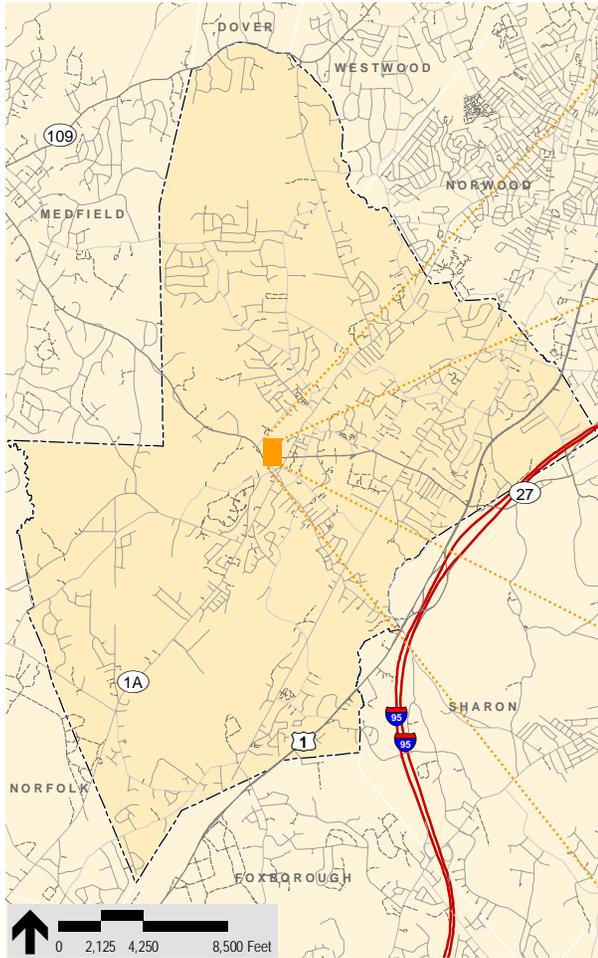
**Zoning:** GR (bottom left half of site) and LM (upper right of site)

**Water Resource:** None

**Flood Plain:** None

**Zoning Notes:** LM - Retail, restaurant, office, and hotel uses are allowed  
GR - Residential use

### Locus



### Site



**07 - Michelle's**  
1034 East Street

**Owner(s):** Gary R. Michael

**Parcel Size:** ±2.42 Acres

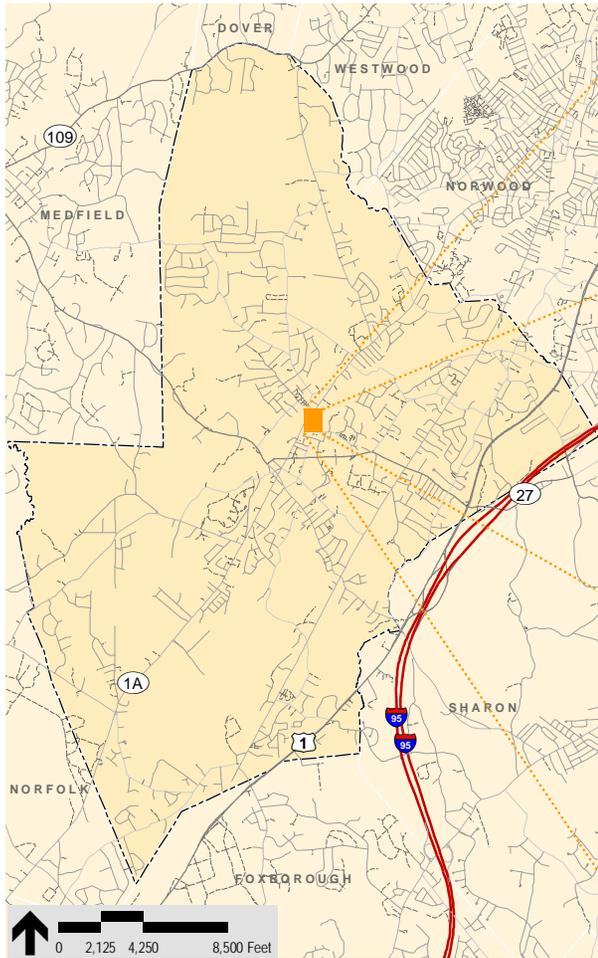
**Zoning:** CBD

**Water Resource:** None

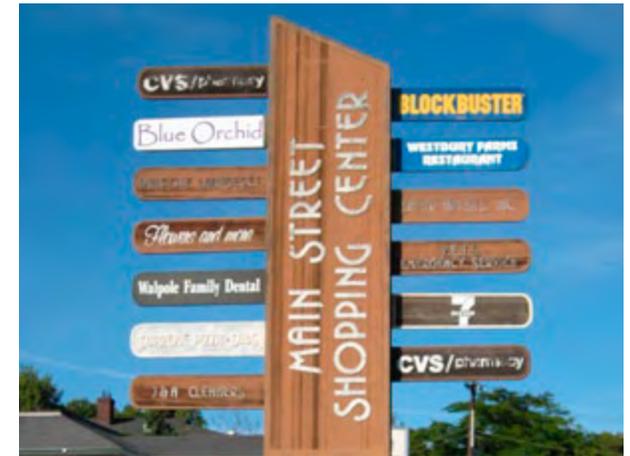
**Flood Plain:** Zone C

**Zoning Notes:** Retail & office uses,  
Maximum building height  
is 52 ft. and maximum lot  
coverage is 75%

### Locus



### Site



## 08 - Kahana Site

909 Main Street

**Owner(s):** Walpole Realty Trust

**Parcel Size:** ±4.52 Acres

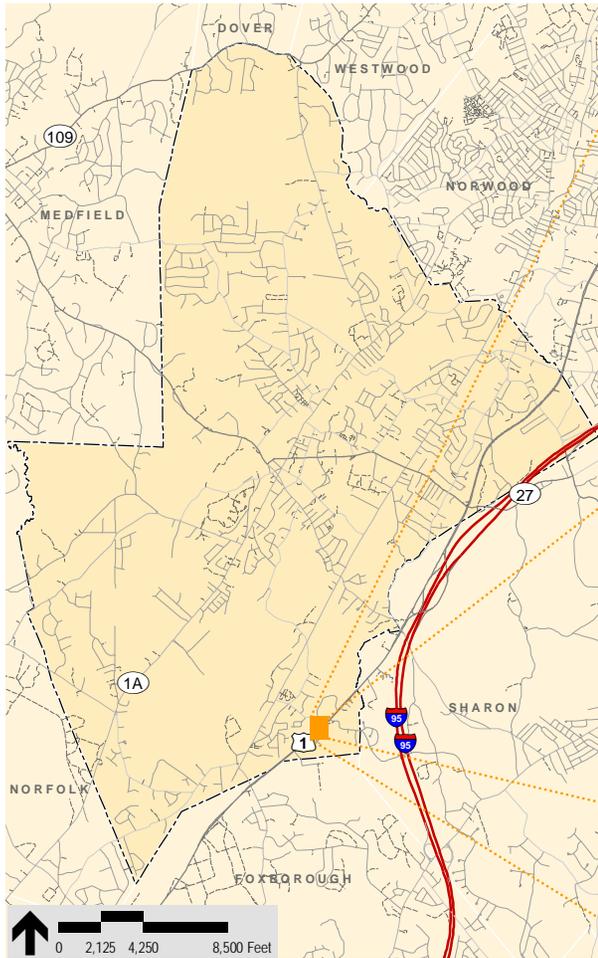
**Zoning:** CBD

**Water Resource:** None

**Flood Plain:** Zone C

**Zoning Notes:** Retail & office uses, Maximum building height is 52 ft. and maximum lot coverage is 75%

**Locus**



**Site**



**11 - Papa Lou's & Walpole Motel**  
2210 Route 1

**Owner(s):** DeCristofaro Realty Trust

**Parcel Size:** ±3.00 Acres

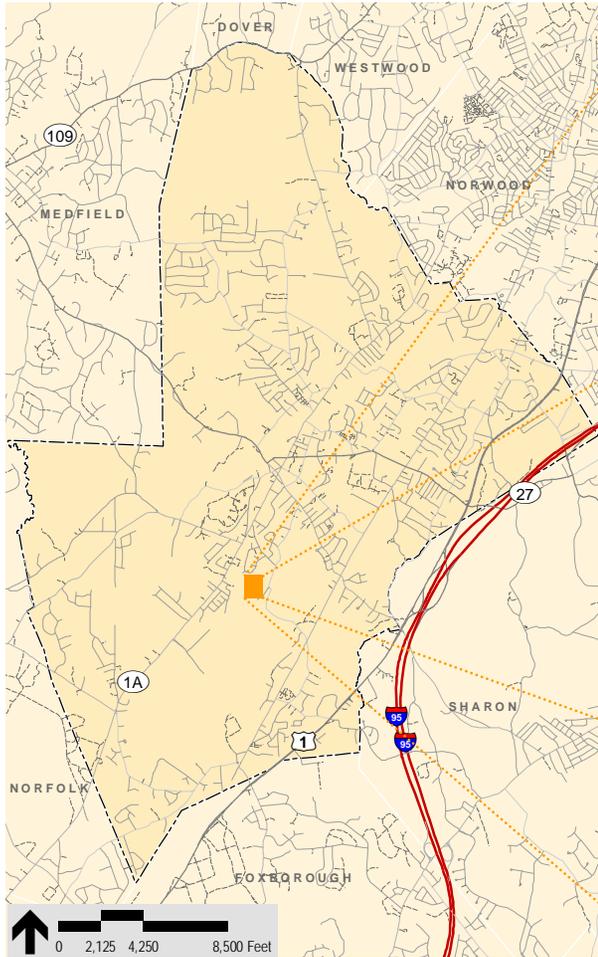
**Zoning:** HBD

**Water Resource:** Area 3

**Flood Plain:** Zone C

**Zoning Notes:** Retail, office, & some wholesale/industrial uses  
Maximum building height is 45 ft., 4 stories  
Maximum lot coverage is 90%, 50% structures

**Locus**



**Site**



**13 - South Street**

Near the intersection of South St. and Colony Dr.

- Owner(s):**
- Raggy Hayes, LLC
  - S M Larusso & Sons, Inc.
  - Town of Walpole
  - Harwood Engineering Co, Inc.

**Parcel Size:** ±80.00 Acres

**Zoning:** IND

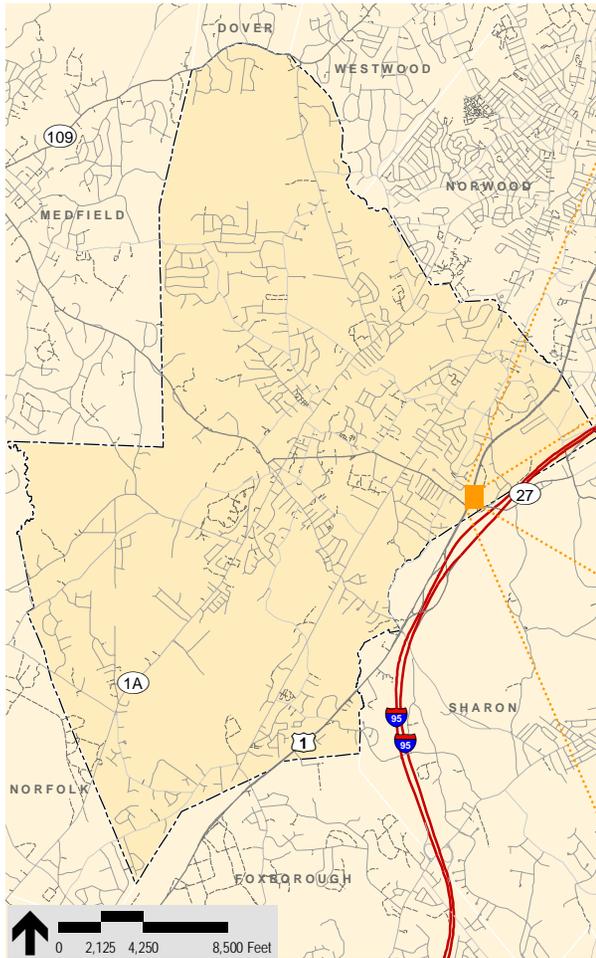
- Wetlands
- Topography (3m)

**Water Resource:** Area 3

**Flood Plain:** Zone C

**Zoning Notes:** Wholesale/industrial allowed  
Retail < 10k requires a special permit  
Retail > 10k, restaurant, and hotel uses are not allowed

### Locus



### Site



## 16 - Bargain Outlet

600 Route 1

**Owner(s):** E C Barton and Co.

**Parcel Size:** ±3.70 Acres

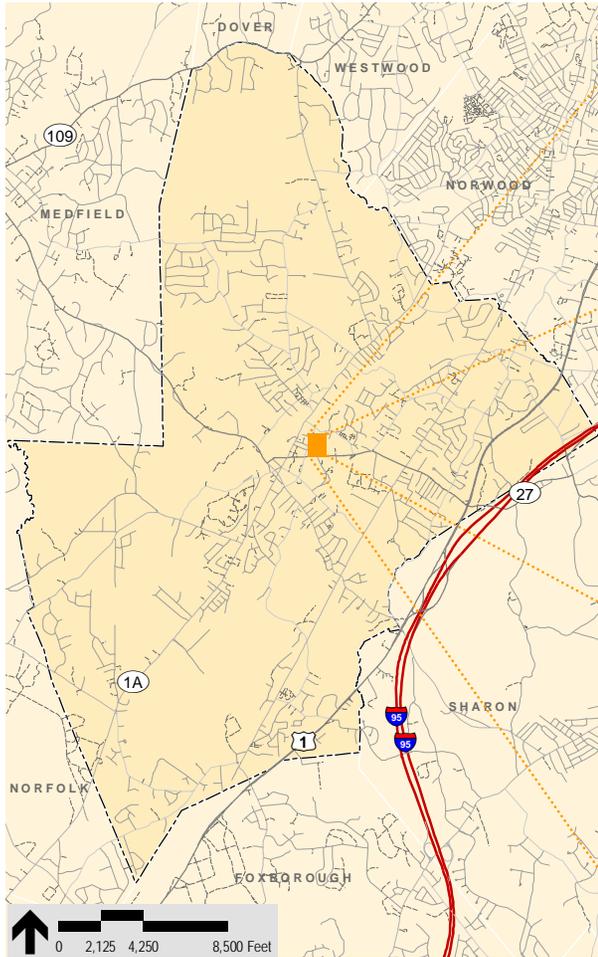
**Zoning:** HBD

**Water Resource:** None

**Flood Plain:** Zone C

**Zoning Notes:** Retail, office, & some wholesale/industrial uses  
 Maximum building height is 45 ft., 4 stories  
 Maximum lot coverage is 90%, 50% structures

Locus



Site



**22 - Walpole Woodworkers Site 2**

84, 76-78, 70-72, and 52 School St.

**Owner(s):** Walpole Woodworkers Inc.

**Parcel Size:** ±2.85 Acres

**Zoning:** LM (top 5 parcels) and GR (bottom-most parcel to frame)

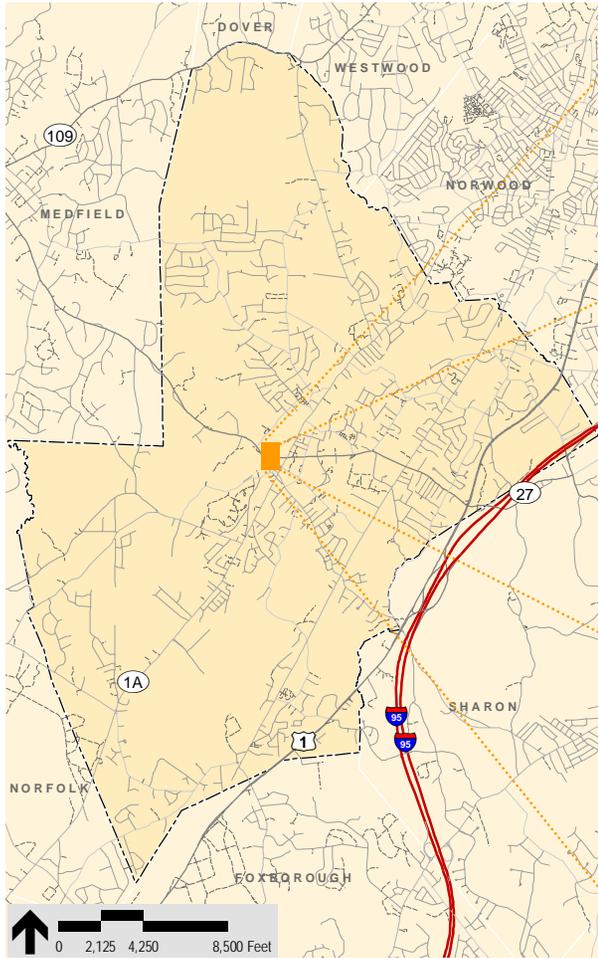
Wetlands  
Topography (3m)

**Water Resource:** None

**Flood Plain:** Zone C

**Zoning Notes:** LM - Retail, restaurant, office, and hotel uses are allowed  
GR - Residential use

**Locus**



**Site**



**23 - 160 Elm Street**

**Owner(s):**

- Antonio J. Lorusso, Trustee
- Historic Realty LP
- Consolidated Rail Corporation

**Parcel Size:** ±9.31 Acres

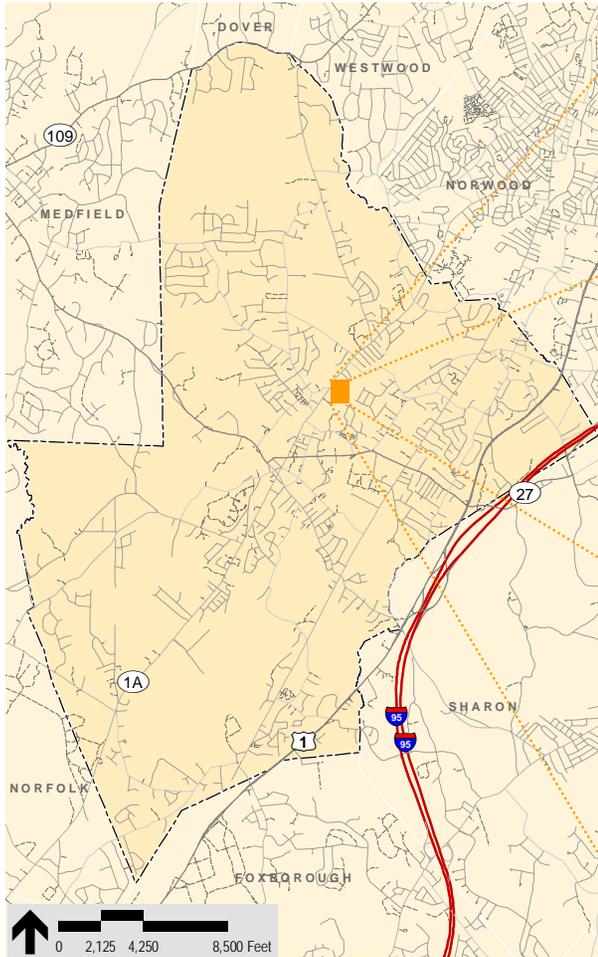
**Zoning:** IND

**Water Resource:** Area 2

**Flood Plain:** Zone A, C

**Zoning Notes:** Wholesale/industrial allowed  
 Retail < 10k requires a special permit  
 Retail > 10k, restaurant, and hotel uses are not allowed

**Locus**



**Site**



**24 - Bus Storage Site**

605 - 611 Main St.

**Owner(s):** ■ Joseph E. Connolly  
■ Michael J. Connolly & Sons Inc.

**Parcel Size:** ±4.06 Acres

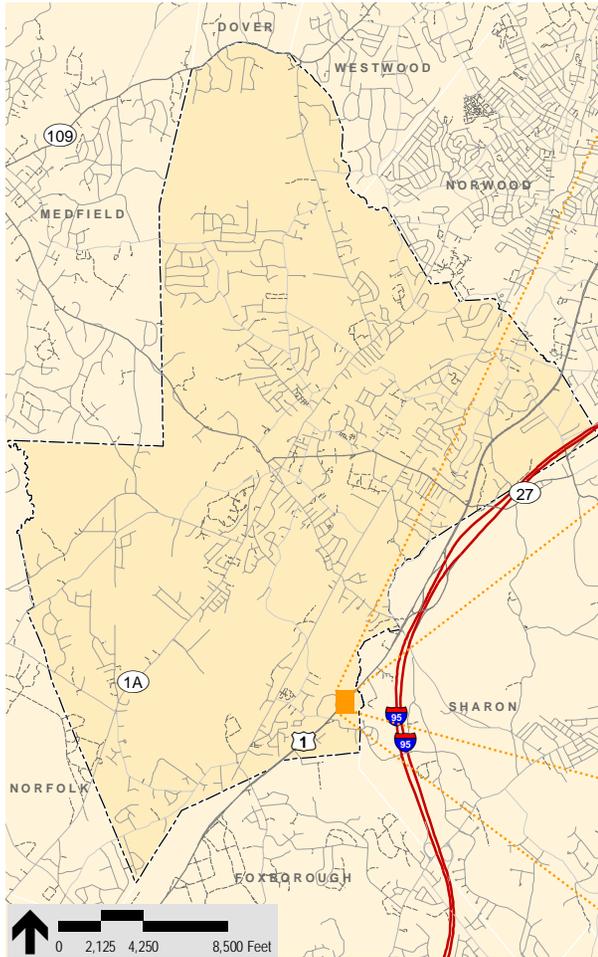
**Zoning:** B (frontage) and IND (rear)

**Water Resource:** None

**Flood Plain:** Zone A3, B, C

**Zoning Notes:** **B** - Retail & office  
 Retail < 10k requires a special permit  
 Retail > 10k - restaurant and hotel uses prohibited  
 Maximum building height is 40 ft., 3 stories  
 Maximum lot coverage is 70%, 40% structures  
**IND** - Wholesale/industrial allowed  
 Maximum building height is 40 ft.  
 Maximum lot coverage is 70%, 50% structures

**Locus**



**Site**



**27 - Walpole Park South**  
Rt. 1 at Walpole Park South

**Owner(s):**  John D. Murphy & Donnell W. TRS  
 James E. Clair & R.T. Boisvert  
 Montaup Electric Co.

**Parcel Size:** ±13.09 Acres

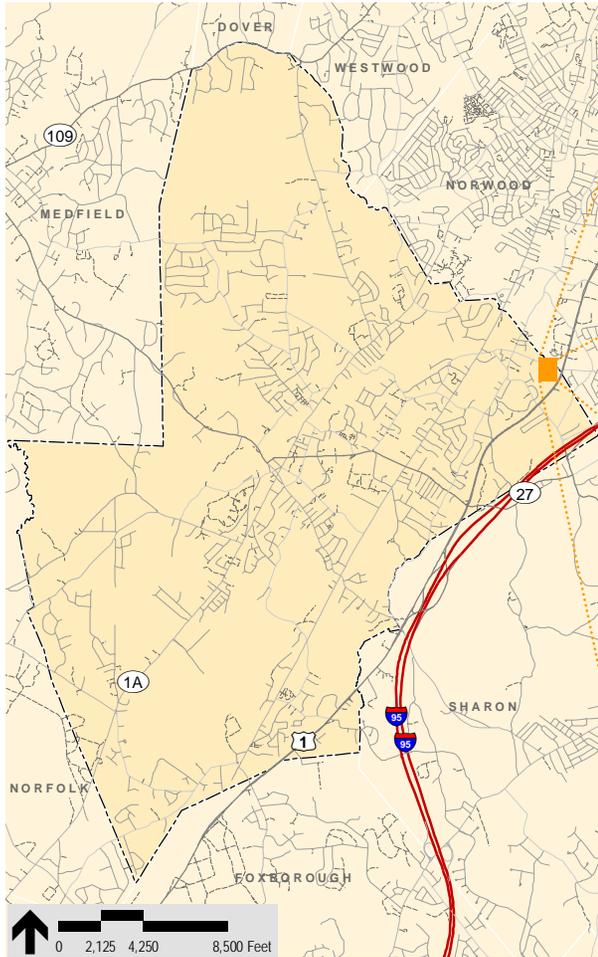
**Zoning:** HBD, RA, R

**Water Resource:** Area 2, 3

**Flood Plain:** Zone C

**Zoning Notes:** HBD - Retail, office, & some wholesale/industrial uses  
 Maximum building height is 45 ft., 4 stories  
 Maximum lot coverage is 90%, 50% structures

### Locus



### Site



## 28 - 295 Union Street

**Owner(s):** Union Street Realty Trust

**Parcel Size:** ±15.43 Acres

**Zoning:** HBD

**Water Resource:** None

**Flood Plain:** Zone A, C

**Zoning Notes:** HBD - Retail, office, & some wholesale/industrial uses  
 Maximum building height is 45 ft., 4 stories  
 Maximum lot coverage is 90%, 50% structures