

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 2, 2023

A regular meeting of the Walpole Planning Board was held on Thursday, November 2, 2023 at 6:30 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, Paul Smith and, Carl Balduf, Town Engineer.

Atty. Thomas Lane, Kopelman & Page, Town Counsel and Rob Gemma were both present for the executive session meeting. The board went into executive session at 6:32 p.m. and went back into regular session at 6:55 p.m.

Mr. Conroy opened the regular meeting at 7:01 p.m. Mr. Balduf arrived at the meeting at 7:06 p.m.

Minutes: Mr. Smith moved to accept the minutes of October 19, 2023. Motion seconded by Ms. Abate and voted 5-0-0.

Garden Path Estates Subdivision: Mr. Conroy moved to accept a Subdivision Improvements Performance Bond #PR2748909 issued by Platte River Insurance Company, 1600 Aspen Commons, Middleton, WI 53562 in the amount of \$358,000.00 as reviewed by the Walpole Finance Department and further to discharge the Tripartite Agreement with the Norwood Cooperative Bank, The Town of Walpole and Garden Estates, LLC in amount of \$358,000 and dated August 17, 2023. Motion seconded by Mr. Czachorowski and voted 5-0-0.

Bristol/Renmar Site Plan Approval, Case No. 23-01: Mr. Conroy moved to endorse the site plan mylars as presented and also as reviewed by the town engineer. Motion seconded by Ms. Abate and voted 5-0-0.

7:10 p.m. Kearsarge, North Street, Continued Hearing, Case No. 23-04: Mr. Conroy read comments from the Sewer and Water Commission and the Walpole Fire Chief. There were no further questions. Mr. Conroy moved to close the hearing. Motion seconded by Ms. Abate and voted 5-0-0.

The board discussed the special conditions and it was agreed to add the comments provided by the Walpole Fire Department dated November 2nd and the Sewer and Water Commission dated November 1st to the decision to the draft showing six conditions. Mr. Conroy moved to approve the Site Plan for Kearsarge, Case No. 23-04 with the board's standard conditions and special conditions discussed. Motion seconded by Mr. Czachorowski and voted 5-0-0.

7:20 p.m. 120 and 126 South Street, Case No. 23-06 Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including December 31, 2023. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing without testimony to December 7, 2023 at 7:15 p.m. as requested.

7:23 p.m. 104 Main Street, Case No. 23-06, Continued Hearing: Mr. Conroy moved to continue this hearing without testimony as requested to December 7, 2023 at 7:20 p.m.

ANR – 6 Lilac Court: Mr. Balduf, Town Engineer and the Planning Board had some outstanding questions that needed to be resolved prior to voting. Mr. Wroblewski granted the board an extension of time up to and including December 31, 2023 on which to take action on this ANR. Mr. Conroy moved to

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accept the extension of time. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy added this to the board's December 7th agenda.

Mr. Balduf stated he would contact the engineer who prepared this ANR to let him know that there are some issues that need to be addressed prior to endorsement: 1) both owners of the properties shown on the ANR need to sign the ANR application; 2) the locus map incorrectly shows Kendall Street and Hartshorn Road on the Plan; and, 3) the wording that "no determination as to compliance with all zoning requirements has been made by the Walpole Planning Board needs to be added" to the plan.

Master Plan Update: Mr. Czachorowski stated that MBTA Steering Committee is holding their first meeting tonight.

Ms. Abate asked that during future discussions, the word "I" needs to be used in situations when the speaker is voicing their own opinion as opposed to using the word "we". She feels it can be misleading.

Ms. Abate moved to adjourn. Motion seconded by Mr. Czachorowski and voted 5-0-0. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk