

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 5, 2009

The Town of Walpole Planning Board held a regular meeting on Thursday, February 5, 2009 at 7:00 p.m. in the Main Meeting Room of Town Hall. The following members were present: Nancy Mackenzie, Vice Chairman (7:25 p.m.); Edward Forsberg, Clerk (7:07 p.m.); John Murtagh, Elizabeth Nashawaty, Donald Johnson, Town Planner; Margaret Walker, Town Engineer.

Mr. Forsberg opened the meeting at 7:08 p.m.

Minutes: Ms. Nashawaty moved to accept the minutes of January 15, 2009. Motion seconded by Mr. Murtagh and voted 3-0-0.

Other Business:

Time Cards: Ms. Nashawaty moved to endorse the secretary's time cards. Motion seconded by Mr. Murtagh and voted 3-0-0. Ms. Nashawaty moved to endorse the planner's time cards. Motion seconded by Mr. Murtagh and voted 3-0-0.

Evaluation: Ms. Nashawaty moved to accept the town planner's evaluation as presented. Motion seconded by Mr. Murtagh and voted 3-0-0.

Peach Grove Farm: The board is in receipt of a letter from Carolyn Kelly, Liberty Mutual, seeking a bond release letter from the Planning Board. It was agreed to write her a response to explain this bond cannot be released until the Spring, as the town engineer cannot walk the site with snow on the ground. This was placed on the March 5, 2009 agenda.

ANR – Priore, 24 Crosswoods Path: The applicant was represented by Rick Merrikin, Merrikin Engineering. Mr. Forsberg read a letter from the Board of Health dated January 30, 2009 regarding the septic system. Mr. Johnson read an email dated February 2, 2009 from town counsel, Ilana Quirk. Mr. Forsberg asked where the frontage is and Mr. Merrikin stated on Crosswoods Path.

Mr. Forsberg moved to endorse an ANR plan of land entitled "Lot 10 Crosswoods Path" dated January 6, 2009, latest revision January 28, 2009 by Merrikin Engineering, 2 Milliston Road, Suite 1C, Millis, MA finding Form A in order and subdivision control not required. Motion seconded by Mr. Murtagh and voted 3-0-0.

The owner/applicant is Ronald J. and Heidi L. Priore, 24 Crosswoods Path, Walpole, MA. The owner's title to the land is derived under deed from Michael Intoccia dated March 9, 2007 and recorded in Norfolk Registry of Deeds, Book 24605, Page 39. Said property is shown as Assessor's Map and Parcel 4-5-7, Zoning District Rural, WRPOD 4.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 5, 2009 (2)

It is further noted that Parcel C is not a building lot and is to be combined with Lot 11. Also, one lot has frontage on a public way (Crosswoods Path) and the remaining parcel is to be combined with an abutting lot.

It was noted that the fee was waived as the previous ANR was withdrawn without prejudice by request of the applicant's engineer, Richard Merrikin.

High Oaks IV Subdivision: Ms. Walker updated the board. It was agreed to place this on the March 5th agenda.

Brush Hill Subdivision Discussion: Bob Murphy, 12 Berkeley Drive stated there are twelve houses presently built on this street, which include about twenty-two children and there are seventeen more to be built. The road is in terrible condition. He is speaking on behalf of the neighbors, some of which are present. He also submitted a letter dated January 26th for the board to review. They are looking to have the road fixed and landscaping issues addressed along with sidewalks, street lights and paving of the road.

Ms. Walker stated that everything that Mr. Murphy said is correct. In addition, when the builder does the remainder of the work, he will need to address the road.

The developer, John Hasenjaeger, was present. He stated that he will meet with P.J. Hayes, Margaret Walker and himself to discuss these issues. He doesn't want to do the work twice. He would be willing to address the grass strips and entryway. There are four lots left on Berkeley Drive and he would like to finish these completely before doing too much.

Ms. Nashawaty stated we should be able to come to an agreement with the people who live there because of safety reasons. Regarding streetlights, Mr. Hasenjaeger stated he doesn't recall the timing on the installation of them. Ms. Nashawaty stated we are not negotiating what is required within the subdivision.

Paul Dundon, 20 Berkeley Drive: asked how Mr. Hasenjaeger can put the sidewalk in before the light bases. Ms. Walker stated that sometimes the conduit goes under the sidewalk. Ms. Nashawaty asked if the conduits are in and Mr. Hasenjaeger there is some in, but he is not sure where.

Mr. Forsberg stated that a big concern is the potholes in the street. He suggests that Mr. Hasenjaeger meet with Ms. Walker and Mr. Johnson to go over the plans. Ms. Mackenzie stated there should be annual springtime pothole filling until the road is done; further, streetlights, that should be done as soon as possible. Mr. Hasenjaeger stated there is another subdivision going in and Kevin Sullivan will have a lot of equipment going in and out. Ms. Mackenzie stated she would like the streetlights put in.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 5, 2009 (3)

Mike Grandinetti, 11 Hancock Court: stated the houses on his street are finished and therefore the sidewalks are suppose to be put in on the right-hand side of the street.

Will Porter, 7 Hancock Court: feels streetlights would be appropriate. Also, there is a short strip from Hancock Court to Arlington, which should have a sidewalk.

Paul Lyons, 8 Berkeley Drive: stated he feels there is too much traffic using these streets as a cut through and they are speeding. He would like the town to accept the street or help Mr. Hasenjaeger out.

Ms. Nashawaty stated we have stipulations as put forth by Subdivision Rules and Regulations and therefore we cannot accept the street until they are completed to the town engineer's satisfaction. Mr. Lyons asked if the board would post "private way" signs. Ms. Nashawaty stated that cannot be done.

This was placed on the March 5, 2009 agenda.

Hale Trailer, Case No. 05-2 Minor Modification: The applicant was represented by Philip Macchi, 1256 Washington Street, Norwood. He stated the original plan showed six parking spaces against the building and they are now proposing to move them. He stated that the changes are shown on Page 4-A, which he included in the original endorsed set. Also included are the septic revisions, driveway and parking spaces. Ms. Walker stated she is okay with what has been presented. It was determined on January 15, 2009 that said change was considered a minor modification.

There were no comments from the public.

Ms. Nashawaty moved to include sheet 4A of 12 entitled "Board of Health Plan, Hale Trailer Brake & Wheel, Inc., 32 Industrial Road, Walpole, Mass." Dated October 29, 2008; Revisions: 10/4/05 TMA plans, 10/28/08 NEC.BOH, 10/29/08 Reloc. Parking & raised grade, 12/4/08 Added to Site Plan; to the original Site Plan entitled "Site Plan of "32 Industrial Road" Hale Trailer Brake & Wheel, Inc., Walpole, Massachusetts", dated January 21, 2005, Revised October 4, 2005" as well as the notations to the aforementioned Site Plan dated "12-04-2008 Septic Rev" reflecting the inclusion of said Sheet 4A. Motion seconded by Ms. Mackenzie and voted 4-0-0.

Mr. Macchi stated that the board did not need to endorse Sheet 4A as it is attached to the original endorsed set of plans.

Special Permit Rules and Regulations: Mr. Johnson stated that he would like the amount of plans required be changed from eleven to nine.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 5, 2009 (4)

Rules and Regulations: Mr. Johnson stated that he would like to have subdivision bonds revisited every two years for the purpose of updating them.

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:25 P.M.

Respectfully submitted,

Edward Forsberg, Clerk