

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2009

A regular meeting of the Town of Walpole Planning Board was held on Thursday, March 5, 2009 at 7:00 P.M. in the Main Meeting Room, Town Hall. The following members were present: John Conroy, Chairman; Nancy Mackenzie, Vice Chairman (7:30 P.M.); John Murtagh, Elizabeth Nashawaty, Don Johnson, Town Planner; Margaret Walker, Town Engineer.

Minutes: Mr. Conroy moved to approve the minutes of February 5, 2009. Motion seconded by Ms. Nashawaty and voted 3-0-0.

Appointments:

7:33 P.M. Spring 2009 Town Meeting Section 5G Buffer Zone: Mr. Conroy read the public hearing notice. He asked Mr. Johnson for copies of what is proposed and what is presently in the bylaw.

Mr. Johnson stated that Ilana Quirk changed what the board originally voted on January 19th by rewriting the article, which was then advertised, posted and sent out for board comments. Then, on February 26th, town counsel again rewrote the article. The second rewrite by Ms. Quirk was not advertised or sent to the boards for comments.

Ms. Mackenzie stated we could just pull the article and re-file it in the Fall. Mr. Johnson stated that the original intent was to change just three words and then town counsel changed that.

Ms. Nashawaty asked if we have a letter from town counsel stating that the second proposed change is within the scope of the article and Mr. Johnson stated no.

Ms. Mackenzie moved to withdraw Article 23 from the Spring Town Meeting. Motion seconded by Ms. Nashawaty and voted 4-0-0.

Mr. Johnson stated that before this is submitted in the Fall, he will take it before the Design Review Committee for their input and comment.

John Hasenjaeger, Pinnacle Drive: in Section D3 under “residential”, it says that a 50’ buffer zone will be required. He would like someone to look into this and has spoken to the consultants, but they don’t choose to do anything.

7:55 P.M. Brush Hill discussion: Bob Murphy, 12 Berkeley Drive was not able to attend tonight’s meeting; therefore, Mick Grandinetti, 11 Hancock Court represented the neighbors. He stated they are interested in what happened at the meeting scheduled between Ms. Walker and Mr. Hasenjaeger. Ms. Walker stated that Mr. Hasenjaeger came into her office two days ago and he discussed streetlights with her. She gave the board a plan showing the subdivision and where the streetlights should go. Ms. Walker stated that Nstar also needs an order from the Town Engineer in order to proceed.

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Mr. Conroy asked Mr. Hasenjaeger what is up with the streetlights. Mr. Hasenjaeger stated that PJ Hayes did the streetlights at Symphony Park, Wisteria Way and Toll Bros. and there is 800' to 1,000' between light poles. Ms. Walker is asking for 300' between poles in this subdivision. He stated that not everyone wants streetlights in front of their house. He doesn't think they want too many light poles. Ms. Nashawaty stated we don't care about any other town or subdivision. We are dealing with the Planning Board Subdivision Rules and Regulations and what is shown on the plan. Ms. Walker stated she cannot speak to the policies of any past subdivision. Ms. Nashawaty stated it is most important to her and the other members that common sense prevails and that they comply with what is written within our rules and regulations. At some point, the remainder of the subdivision will be developed.

Mr. Conroy stated you are supposed to locate them per our Rules and Regulations. He stated that Mr. Hasenjaeger did not do that on Jason's Path and they ended up in the middle of the sidewalk. Ms. Nashawaty stated that the board generally agrees with what Ms. Walker wants. Mr. Conroy stated that we do agree with what Ms. Walker wants and also what is put forth in the Rules and Regulations of the Planning Board. We want the proper lighting within the subdivision. He stated the lighting plan that Ms. Walker submitted will be the lighting plan of record for this subdivision. Mr. Grandinetti asked if Mr. Conroy's reference to the lighting plan of record will be reflected in the minutes and Mr. Conroy stated yes.

Mr. Conroy asked about the sidewalk issues. Ms. Walker stated the people wanted base coated sidewalks in front of their houses. Mr. Grandinetti asked if the sidewalks will be on the right side of the street going down Berkeley Street and Ms. Walker stated the plan will show where the sidewalks should be. Mr. Conroy looked at the endorsed plan and stated the sidewalks will be on the right side going down Berkeley Street; on the left side going up Hancock Court; on the left side going down Arlington; on the right side going down Evergreen. Mr. Johnson stated that typically sidewalks follow the prevailing sun. Ms. Nashawaty stated that the plan of record will be adhered to by the developer.

Mr. Conroy stated that the bond has been in place for a long time on this subdivision. Further, these people bought houses under the assumption that certain things will be done. Mr. Hasenjaeger stated they need a streetlight drawing because the bases have to go in.

Mr. Grandinetti stated he thinks it would be hard to justify a sidewalk down Arlington Street right now. Mr. Murtagh asked Mr. Hasenjaeger to gravel in the footpath, weather permitting. Mr. Conroy stated the neighbors would most likely be willing to wait until May or June.

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Bob Tomasetti, 15 Berkley Drive: his concern is that cars really move on North Street and there is not a safe place for kids to get a bus. It is very dark in this area in the winter and there are no lights or curbs. Mr. Hasenjaeger stated that the entrance work is out for bid. Mr. Conroy stated that based upon the plan, the sidewalk will be put in this area and also there will be a streetlight. Also the roundings will open up like a typical subdivision at the entrance. Mr. Grandinetti questioned the shed that is behind the first house on the right coming down Berkeley. Mr. Conroy stated that if the shed is on private property, it doesn't have to be removed unless the owners choose to do so; if it is in the layout, it will have to go. Mr. Hasenjaeger stated he has already taken care of this issue, even though it is not on his property. Mr. Murtagh stated he appreciates John's help.

Mr. Conroy asked Mr. Hasenjaeger to get back to us with a finish date. He would like to hear from him prior to the board's next meeting. Also he asked that Mr. Grandinetti be contacted and he will get in touch with all the neighbors and distribute anything submitted to them.

Mr. Grandinetti thanked both the Planning Board and John Hasenjaeger. Mr. Conroy thanked Mr. Hasenjaeger for his anticipated cooperation, in advance. As a follow up to tonight's meeting, he asked John to get back to the board with a time line of when things will happen.

Ms. Mackenzie left at 8:30 p.m. to meet with the Finance Committee on the Use Table article.

Other Business:

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

FEMA: Mr. Conroy read a memo dated February 17, 2009 from Mr. Boynton to Margaret Walker, Town Engineer, Jack Mee, Building Inspector, Landis Hershey, Conservation Commission, Don Johnson, Town Planner regarding a request from FEMA to update the Flood Insurance Rate maps. Mr. Conroy stated he is not sure how Mr. Mee and Mr. Johnson play into this request. Mr. Johnson stated Mr. Mee enforces it and Mr. Johnson would need to rewrite the bylaws to accommodate this request.

Grandview III subdivision: Mr. Conroy asked that Mr. Glossa be reminded that the extension of time runs out on April 16th and he needs to withdraw or re-file prior to that date.

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Cisternelli, Lot 1 Renmar Avenue, Site Plan Approval Case No. 08-8: Ms. Nashawaty moved to endorse a site plan of land entitled "Lot 1 Renmar Avenue Walpole" by Anderson & Associates, 281 Mylod Street, Norwood, MA dated September 22, 2008 consisting of five (5) pages. Motion seconded by Mr. Murtagh and voted 3-0-0. Said plan was reviewed by Ms. Walker and Mr. Johnson and was found to be in order. The town clerk also signed off on the decision to show that no appeals have been filed.

Gulla, 173 Mylod Street, Site Plan Approval Case No. 08-7: Mr. Conroy moved to endorse a site plan of land entitled "Proposed Warehouse/Storage Building, 173 Mylod Street, Walpole, MA" by Glossa Engineering, 46 East Street, East Walpole, MA dated October 9, 2008 latest revision December 31, 2008 consisting of five (5) pages. Motion seconded by Ms. Nashawaty and voted 3-0-0. Said plan was reviewed by Ms. Walker and Mr. Johnson and was found to be in order. The town clerk also signed off on the decision to show that no appeals have been filed.

Wisteria Way II Extension of Time: Mr. Conroy read a letter dated February 23, 2009 from John Walsh, Wisteria Ways Corporation, 11 Saddle Way requesting an extension of time for the subdivision bond. It was agreed that an extension was not required at this time as there is an extension on this subdivision up to and including March 18, 2010.

Peach Grove Farm: Ms. Walker mailed the punch list to John Glossa on February 20th. Ms. Nashawaty asked if we have as-builts and recorded documents and Ms. Walker stated yes. Ms. Walker stated she has still been unable to walk this subdivision with Mr. Glossa due to weather.

High Oaks IV: Ms. Walker stated that she emailed Jack Walsh with the revised bond figure and he doesn't want anything done until after he comes back from Florida as the bond cost has changed significantly. He had asked for a bond reduction, but her calculations would cause the bond to be increased, not reduced.

Kopelman & Paige Newsletters: Town Counsel forwarded newsletters to the board regarding (1) Variance and Special Permit decisions; 2) Green Communities Act; 3) Changes to the Agricultural Exemption in the Zoning Act; 4) Cutting and Trimming of Public Shade Trees.

Ms. Nashawaty asked that these be kept on file. Mr. Conroy stated that if any of these letters will affect zoning and if so Mr. Johnson should add them to the book. Mr. Johnson stated it could affect Jack Mee in the future with enforcement issues. Mr. Johnson stated he will give a copy to Mr. Mee.

The Preserve: Mr. Johnson will be meeting with a student from Tuft's on March 25 at 10:00 a.m.

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Lakeview Drive: Mr. Conroy asked Ms. Walker why we are holding bond money. She stated it is because the water main went up a private driveway and the original bond had a driveway repair line item.

Commerford Corner: Mr. Conroy asked Ms. Walker for a letter regarding this subdivision. The Planning Board will respond at that point.

Outstanding Subdivision List: Mr. Conroy wants this list to show the name of the outstanding subdivision, date approved and date bonded. He would like Ms. Walker to update this list with her information. Mr. Conroy stated that this list should show only the subdivisions that are presently under the control of the Planning Board.

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Edward Forsberg, Clerk

Accepted 3/19/09