

WALPOLE PLANNING BOARD MINUTES OF MARCH 19, 2009

A regular meeting of the Town of Walpole Planning Board was held on Thursday, March 19, 2009 in the main meeting room in town hall. The following members were present: John Conroy, Chairman; Nancy Mackenzie, Vice Chairman (7:28 p.m.); Edward Forsberg, Clerk (7:25 p.m.); Elizabeth Nashawaty, John Murtagh, and Margaret Walker, Town Engineer.

Minutes: Ms. Nashawaty moved to accept the minutes of March 5, 2009 with clerical corrections. Motion seconded by Mr. Murtagh and voted 3-0-0.

Appointments

7:28 A.M. MetroPCS, 522/533 High Plain Street, Case No. 09-1: The applicant was represented by Michael Johnsen, 36 Prospect Street, Reading. Ms. Nashawaty moved to waive the reading of the public hearing notice. Motion seconded by Ms. Mackenzie and voted 5-0-0.

Mr. Conroy stated that the applicant doesn't have to be here as the State is exempt from site plan approval. Mr. Johnsen stated they are here because of the "good neighbor" policy. He stated there will be no new equipment on the ground. Everything will be inside a shelter. He stated they have already received a special permit from the Zoning Board.

Mr. Johnsen stated that he spoke with both Jay Mahoney and Don Johnson in February regarding Section 13 and that he was told that every wireless application has to come before the Planning Board.

Mr. Murtagh asked if they will be required to install a sprinkler system and Mr. Johnsen stated there is already one in the building.

There were no comments from the public.

Ms. Nashawaty moved to close the public hearing. Motion seconded by Ms. Mackenzie and voted 5-0-0.

Ms. Nashawaty moved to approve the application for site plan approval. Motion seconded and voted 5-0-0 subject to eight (8) standard conditions and four (4) special conditions.

Mr. Johnsen also submitted mylars for MetroPCS, Case No. 08-3 for endorsement as requested.

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7:40 P.M. Use Table Warrant Article 22 Public Hearing: Mr. Conroy read a letter dated March 17, 2009 from the Board of Selectmen withdrawing Article 22. Ms. Mackenzie stated the article was pulled after many discussions with Town Counsel, Ilana Quirk. She liked the rewrite, but a member of Use Study Committee forwarded some concerns and questions to Town Counsel. Upon review, she found there was no case law on NCAIS codes, which would make it expensive and difficult for town counsel to defend. Ms. Mackenzie stated they can pull the codes out and have Horsley & Witten write out the definitions, which will add about nine pages. It will still be within the scope of the article, as we are not making major changes. Horsley & Witten are putting together a quote on how much it will cost us to make the change. Ms. Mackenzie stated she would like a consensus from the board that they would be willing to fund this.

Mr. Forsberg feels the Finance Committee and Board of Selectmen should come up with the money. Mr. Conroy stated he wants to know how much it will cost. The board agreed to wait for a cost quote from Horsley & Witten.

Mark Good, Walpole Finance Director, was present and stated he was reviewing the Kendall Fund. He said the board spent \$22,000 this year from the fund and there is only about \$17,000 in cash to pay that back. He will have to sell some stocks and bonds to make up the \$5,000 difference. He stated that the fund has a market value right now of approximately \$208,000. However, he stated this is not a good time to be selling and therefore not to the board's advantage.

Other Business

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

Southridge Business Park: The applicant, David Wakefield, asked for an extension of time to get the subdivision plans endorsed through May 31, 2009. Ms. Nashawaty moved to grant an extension of time up to and including May 31, 2009 to seek endorsement of the subdivision plans. Motion seconded by Mr. Murtagh and voted 3-0-0.

Toll Bond: The board received a bond reduction request from Eric Carlson dated February 20, 2009 for Phases III and IV. Ms. Walker stated she has changed the bonds to reflect 2009 costs.

Mr. Conroy moved to reduce the Phase III bond **to** \$476,380.80. Motion seconded by Ms. Nashawaty and voted 3-0-0. The amount returned to the applicant will be \$16,833.00.

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Mr. Conroy moved to reduce the Phase IV bond to \$2,103,214.20. Motion seconded by Ms. Nashawaty and voted 3-0-0. The amount returned to the applicant will be \$775,953.00.

Peach Grove Farm Subdivision: Ms. Walker stated the bond on this subdivision is ready to be released in the next month. She asked that this be put on the board's April 16th agenda.

High Oaks IV: It was agreed to place this on the board's April 16th agenda.

Lakeview Drive: It was agreed to place this on the board's April 16th agenda.

Brush Hill: Ms. Walker stated that Mr. Hasenjaeger came into the office twice to discuss streetlights in the subdivision. It was agreed to place this on the board's April 16th agenda.

MAPD Conference: It was agreed that Mr. Johnson attend the MAPD 2009 Annual Conference to be held on June 4 and 5 in Salem, MA as per his request. The board agreed that the budget would not allow him to acquire hotel accommodations.

Water Reuse Workshop: It was agreed that Mr. Johnson attend the SWAP & TRIC Workshop to be held on March 26th at the Norfolk Town Hall from 2:00 p.m. to 4:00 p.m. as per his request.

Planners' Forum: It was agreed that Mr. Johnson attend the Land Use Reform Forum to be held on April 15, 2009 at the Middleboro Town Hall from noon to 4:00 as per his request.

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Edward Forsberg, Clerk

Accepted 4/16/09