

WALPOLE PLANNING BOARD MINUTES OF JULY 21, 2022

A meeting of the Walpole Planning Board was held on Thursday, July 21, 2022 in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Philip Czachorowski, Sarah Khatib, and Carl Balduf, Town Engineer.

The board went into executive session at 6:40 p.m. to discuss pending litigation, Walsh Brothers Building Company vs. Town of Walpole Planning Board, C.A. No. 21 MISC 000611 and will return to open session. Atty. Thomas Lane, Kopelman & Page was present for the executive session.

The board went into regular session at 7:20 p.m. Atty. Lane left the meeting.

Bristol Subdivision: Mr. Conroy moved to accept an extension of time up to and including October 31, 2022 as requested by Atty. Jeffrey Tocchio, Hingham. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy continued this hearing to October 20, 2022 at 7:15 p.m.

1429 Main Street Site Plan Continued Hearing, Case No. 21-09: Mr. Conroy moved to accept an extension of time up to and including August 30, 2022 as requested by Atty. Chris Alphen, Concord, MA. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy continued this hearing to August 18, 2022 at 7:35 p.m.

Marion Street Subdivision Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including August 30, 2022 as requested by Atty. Chris Alphen, Concord, MA. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy continued this hearing to August 18, 2022 at 7:36 p.m.

Northwoods Estates IV Subdivision, High Oaks LLC Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including September 30, 2022 as requested by Rob Truax, GLM Engineering, Holliston, MA. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy continued this hearing to August 18, 2022 at 7:45 p.m.

Minutes: Mr. Conroy moved to accept the minutes of May 19, 2022. Motion seconded by Mr. Czachorowski and voted 4-0-0. Mr. Conroy moved to accept the minutes of June 16, 2022. Motion seconded by Mr. Czachorowski and voted 3-0-1 (Ms. Khatib abstained).

Garden Path Estates Subdivision: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood. Mr. Conroy read a letter from Atty. Macchi dated July 15, 2022 requesting that a street name change from Lippolis Way to Alexandra Way be considered a minor modification. Mr. Conroy read letters from the Police Department and the Fire Department which stated they had no issues with the proposed name change.

Mr. Conroy moved to consider as a minor modification the request of the owner/applicant, Garden Path Estates, LLC, to change the name of the subdivision road from Lippolis Way to Alexandra Way. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy moved to grant the owner/applicant, Garden Path Estates, LLC, a minor modification allowing to change the name of the subdivision road from Lippolis Way to Alexandra Way. Motion seconded by Mr. O'Leary and voted 4-0-0.

7:30 p.m. Patrick Deschenes, Community Development Director re: discussion of potential zoning articles: Mr. Deschenes would like feedback from the Planning Board with regard to six proposed zoning articles. He also would like the Planning Board to sponsor these articles.

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In addition to the six zoning articles presented, Mr. Deschenes also discussed subdivision phasing and the 30-day appeal period for site plans being changed to twenty days. Mr. Conroy suggested these articles be done in the Spring of 2023 as he feels the Fall would be too much of a crunch time.

8:30 p.m. Dunkin Donuts, 51 Boston Providence Highway, Case No. 22-03, Continued Hearing: Mr. Conroy opened the continued hearing. Ms. Khatib stated she missed the last meeting for this application, but she watched the tape, reviewed the plans also signed a form stating she will be participating and voting on this application.

Mr. Conroy stated we received revised comments from the Engineering Department only. Mr. Balduf reviewed his comments. He stated he is happy with the revised plans and the changes made.

Mr. Conroy asked for board comments. Mr. O'Leary stated he has none and Mr. Czachorowski stated all his concerns have been addressed. Ms. Khatib stated she is concerned with safe pedestrian movement throughout the site and asked if the walkways are labeled. Mr. Glaropolous stated the walkways will be what is presently existing. Ms. Khatib asked if they should be made more narrow and Mr. Conroy stated they are State regulated. Mr. Balduf agreed. Ms. Khatib questioned the parking along Route 1 and asked if there is reason they don't want cars to park there. She also doesn't understand why you would want asphalt and no parking. Mr. Glaropolous stated people park there anyway. Ms. Khatib asked where the front door is and if the handicap spaces are near it. If not, can the spaces be moved closer to the front entrance. Mr. Glaropolous stated they can't be moved because of the slope. Ms. Khatib asked if there is a ramp and Mr. Glaropolous stated yes. Ms. Khatib asked if there will be one or two drive-thru windows. Mr. Glaropolous stated there will be two windows used daily between the hours of 6:00 am and 10:00 am just to speed things up, but when things slow down there will only be one window used. Ms. Khatib questioned the back steps and Mr. Glaropolous stated they will be removed and replaced with a ramp. Ms. Khatib stated she has no issues with that but just wanted an explanation. Mr. Balduf stated the stairs will be removed according to a demo plan.

There were no further comments or questions. Mr. Conroy moved to approve the site plan application for Dunkin, 51 Boston Providence Highway, East Walpole, MA with the board's standard condition and no special conditions. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy moved to close the hearing. Motion seconded by Mr. O'Leary and voted 4-0-0.

Portland Way: Mr. Conroy read a letter dated June 22, 2022 from Joseph Verderber stating that the sidewalks, curbing and lighting for the subdivision is complete. There was also an email dated June 25, 2022 from Megan Morash, Portland Way stating there were still some outstanding items. Mr. Balduf stated he did an onsite inspection and stated the email was received prior to the loam being received. Further, the town has been in touch with Eversource and a work order request was issued. At this point, the town is all set.

New World Subdivision Bond: Mr. Conroy moved to set the bond at \$206,000 as recommended by Carl Balduf, Town Engineer. Motion seconded by Ms. Khatib and voted 4-0-0.

Master Plan Update: Philip Czachorowski updated the board on the status of the Master Plan Steering Committee. He stated the next meeting of this committee is scheduled for Tuesday.

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PDF Applications: Mr. Czachorowski suggested that materials filed with the Planning Board be posted on line. He asked that going forward the developers submit a pdf of their filing along with a hard copy. He feels this will facilitate putting everything on line. He has spoken to Pat Deschenes and he is willing to add the information to the town's Open Gov site. Mr. Balduf stated he still wants paper copies of everything for review purposes. Mr. Czachorowski stated we can do it both ways. He will talk to Mr. Deschenes about the process. Ms. Khatib stated at this point it is voluntary. Mr. Conroy asked that pdf requirements be added to the site plan application. He also suggested that the applicants that are on the August 18th agenda submit a pdf for the board.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Khatib and voted 4-0-0. Meeting adjourned at 9:06 p.m.

Respectfully submitted,

John O'Leary, Vice Chair

Accepted on 9/15/22