

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 2, 2012

The Walpole Planning Board held a regular meeting on Thursday, February 2, 2012 at 7:00 p.m. in the town hall main meeting room. The following members were present: John Conroy, Chairman; Edward Forsberg, Vice Chairman; John Murtagh, Clerk, Richard Mazzocca, Richard Nottebart and Margaret Walker, Town Engineer.

Minutes: Mr. Conroy moved to accept the minutes of January 5, 2012. Motion seconded by Mr. Mazzocca and voted 5-0-0. Mr. Conroy moved to accept the minutes of January 19, 2012. Motion seconded by Mr. Nottebart and voted 5-0-0.

Time Cards: Mr. Conroy moved to approve the secretary's time cards as submitted. Motion seconded by Mr. Nottebart and voted 5-0-0.

Standard Conditions of Approval: Mr. Conroy stated he would like to add "cuts and fills, cross sections and elevations" as a submission requirement, along with snow storage requirements and if a retaining wall is over 4', it should be designed and stamped on our plans. Mr. Conroy suggested that the board adopt Site Plan Approval Rules and Regulations, similar to Subdivision Rules and Regulations. He continued this discussion to the board's February 16th meeting. Ms. Walker stated she would compile a list of items for the board to review at our next meeting. Mr. Conroy asked that she include slopes for guard rails, curves, landscape design plans, possible bonding of unfinished items, posting a bond equal to the value that is left, a statement that all conditions must be met before any use of the property is allowed, before a temporary CO is issued, guard rails, and Condition #2 should state that no use of the property will be allowed without a CO being issued.

7:30 P.M. Plimptonville Crossing, Case No. 11-12: Mr. Conroy read a letter dated January 12, 2012 from Richard Merrikin, Merrikin Engineering requesting this application be withdrawn due to an error in the application; further, they will re-file a corrected application immediately and requested that the filing fee paid for Case No. 11-12 be applied to the re-filed application.

Mr. Conroy moved to allow the applicant to withdraw their application as per a request of their engineer, Richard Merrikin, dated January 12, 2012. Motion seconded by Mr. Nottebart and voted 5-0-0.

Ms. Walker stated that the application that was re-filed with the Zoning Board has an error as the section of the Zoning By-law is incorrect again. With regard to the filing fee, Mr. Conroy asked that the check for the re-filed application be deposited and we will discuss returning funds, if any, to the applicant at the public hearing.

7:45 P.M. Minuteman Truck, Site Plan Approval, Case No. 11-10 and Special Permit, Case No. 11-11 Continued Hearings: The applicant was represented by Atty. Philip Macchi II, Norwood, MA. He stated he just received the draft peer review earlier today, so no one has had time to review the report.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 2, 2012 (2)

He feels the report didn't answer the questions with regard to the scope of work. He stated it is not the town holding this up, it is the peer review. He asked that this be continued to the board's next meeting.

Mr. Conroy continued the two hearings to February 16, 2012 at 8:00 p.m. and 8:01 p.m. as requested by the applicant's attorney.

Atlantic Court Extension Bond: Mr. Viano asked that the board not discuss this tonight as he is not available and asked it be put on the board's next agenda. Mr. Conroy put this on the board's February 16th agenda.

Hancock Court Extension Bond Reduction: The request for a bond reduction was withdrawn as per a request of Kevin Sullivan, owner.

Barachiah Lane: Ms. Walker would like to review the bond figure as it could change due to the modification voted on January 19, 2012.

ANR – Blades Realty Trust Re-endorsement: Ms. Walker stated that the mylar before the board is the original that was signed on March 17, 2011, but it was never recorded at the registry. Therefore, the applicant would like the board to re-endorse it so they can record it.

It was voted 5-0-0 to re-endorse an ANR plan entitled "Plan of Land Walpole, Massachusetts" dated December 15, 2010 for Blades Realty LLC, 32 Forest Road, Millis, MA prepared by GLM Engineering, 19 Exchange Street, Holliston, MA finding Form A in order and subdivision control not required. Said plan shows three lots, 9, 10 and 11 and was originally endorsed on March 17, 2011, but was not recorded. The town engineer verified that nothing had changed on the mylar since it was originally endorsed.

Mr. Conroy suggested that in the future the board sign plans with blue ink. Ms. Walker stated she will check to make sure we can do that.

CVS: Mr. Forsberg asked that we send a letter to Jack Mee, Building Inspector, to see if the striping and seal coating in the CVS parking lot can be redone, the traffic pattern addressed and also can we request the potholes be repaired and kept in proper repair all due to safety concerns.

Mr. Nottebart stated he doesn't like the stop sign in the middle of the parking lot. He questioned if a site plan review will be triggered when Conrad's looks for outside seating. He doesn't want to hold them up. He will also take ownership on the curb cut coming down the hill. Mr. Murtagh stated we should have insisted on re-paving the whole parking lot. Mr. Conroy stated that if Conrad's goes outside, they will be before us, but if he stays inside they won't be. He knows that Mr. Goldman will not do anything about the parking lot. Another problem on the site plan is the dumpster.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 2, 2012 (3)

When presenting the changes to CVS, Atty. Philip Macchi I stated they will deal with this type of problem later. Mr. Nottebart asked how can we get Jack Mee to take care of the big stuff. Mr. Conroy stated he will only act is there is a formal written complaint.

Mr. Forsberg asked that this be sent to Chris Musick, Safety Officer, for review. He doesn't like the north entrance/exit bump. Ms. Walker stated that to address the bump, they would need to take the sidewalk out and drop the driveway down. Mr. Nottebart asked that we copy Stephanie Mercandetti on the letter to Jack Mee. Mr. Conroy stated the entire situation needs to be corrected.

Mr. Conroy and Mr. Nottebart left the meeting at 8:35 p.m.

Norfolk County Agricultural School: Mr. Forsberg stated that the only issue remaining before we can endorse the site plan is the travel lanes in the courtyard area. He stated that we also talked to town counsel about this. We have to be reasonable about the zoning issues.

Peter Flinker, Dodson Associates stated it will be a low-travel lane.

Susan Greene, NCAS, stated there are very few people who will use this part of the property and the only traffic will be the maintenance truck or tractor. They don't want a lot of traffic in this part of the campus because this is where the kids are. Mr. Forsberg stated the issue is in the front where there is 90 degree parking and where the cars come out of the parking stall. He asked if it could be angled parking. Ms. Walker stated that the aisle needs to be 26' according to the bylaw for a turning radius. She is not sure if angled parking would allow as many spaces. Mr. Flinker stated that from a technical standpoint there is plenty of room with what they are proposing and behind them is lawn. People are used to watching out for kids and they are proposing no curb, just a grass shoulder. He asked if the zoning has to be so strictly applied and feels the board can adopt reasonable standards with regard to a reasonable use. He feels by allowing this the board won't be setting a precedent because this is a school. There are no sidewalks, only lawn. They want to reduce the pavement so there will be no cars speeding through there. The fire and safety people always think of the worse scenario and he feels that 18' is wide enough for a fire truck.

Mr. Forsberg stated he wants input from the fire department. He would like a letter of okay from Michael Laracy. Ms. Walker stated she will check the plans when she gets the mylars and will let Peter Flinker know if they are okay. Mr. Forsberg put this on the February 16th agenda. He stated he will talk to the Deputy Fire Chief and then call Peter Dixon from Turowski 2 Architects. Mr. Forsberg stated he will call Michael Laracy and then the engineer with Deputy Laracy's answer.

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 2, 2012 (4)

Foxboro Casino: Mr. Mazzocca asked that a copy of the board's January 19th letter to the Foxboro Board of Selectmen regarding the casino be forwarded to the Wrentham Planning Board and Norfolk Planning Board.

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

Respectfully submitted,

John Murtagh, Clerk

Accepted 2/16/12