

WALPOLE PLANNING BOARD MINUTES OF JULY 14, 2011

A regular meeting of the Walpole Planning Board was held on Thursday, July 14, 2011 at 7:00 p.m. in the Town Hall main meeting room. The following members were present: John Conroy, Chairman; Edward Forsberg, Vice Chairman (7:10 p.m.); John Murtagh, Clerk (7:12 p.m.); Richard Mazzocca, Richard Nottebart, and Margaret Walker, Town Engineer.

ANR – Hollis/Walsh Partnership, 28 Hemlock Street: It was moved, seconded and voted 3-0-0 (Conroy, Mazzocca, Nottebart) to endorse an ANR plan entitled “Plan of Land in Walpole, Massachusetts, Prepared for Hollis/Walsh Partners LLC” dated June 14, 2011 by GLM Engineering, 19 Exchange Street, Holliston, MA finding Form A in order and subdivision control not required as per an application submitted by Hollis/Walsh Partners, LLC, 10 Pettees Pond Lane, Walpole, MA.

The owner’s title to the land is derived under deed from Alice Campisano and recorded in Norfolk County Registry of Deeds Book 28346, Page 384. Said property is shown as Assessors’ Map 19, Parcel 217, Zoning District General Residence.

It was noted that Parcel B is not to be considered a buildable lot and is for conveyance purposes only. Parcel B is to be conveyed to and become part of land of “Byrd”.

Minutes: Mr. Conroy moved to accept the minutes of June 2, 2011. Motion seconded by Mr. Forsberg and voted 4-0-0.

Time Cards: Mr. Conroy moved to approve the secretary’s time cards as submitted. Motion seconded by Mr. Nottebart and voted 4-0-0.

Joseph Lane: Mr. Conroy read a letter dated June 6, 2011 from Thomas Nannicelli, Esq. stating he will be representing Michael Federico in connection with the Villa Terrace subdivision.

Hollowdale Farm Subdivision: Ms. Walker stated she has received the plans for the street acceptance process, but to date they have not requested street acceptance yet. Mr. Conroy asked if they will be able to make the Fall town meeting. Ms. Walker stated they can if they proceed right away by requesting a residents’ hearing. Mr. Conroy asked that we send a letter to inform the applicant they are in the home stretch and if they want to have this subdivision accepted at this upcoming Fall town meeting, they need to request a final punch list from Ms. Walker and request a final bond release from the Planning Board.

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Brush Hill Subdivision: Ms. Walker stated we are on punch list #5. Mr. Conroy asked if things were added or just not done. Ms. Walker stated nothing has been added. Mr. Conroy stated the lists should always just be carried over from the previous one. Ms. Walker read the punch list to the board. She stated this is the same list from a month ago, and she has just crossed off what has been done. She stated she will send a copy to John Hasenjaeger. Mr. Conroy asked her to put the value of the waiver for the island on the punch list. If this is 100% complete by July 30th, this can move forward. If not, it will have to wait until next year.

High Oaks Subdivision: Mr. Conroy stated he has sent a letter to Jack Walsh regarding the waivers requested for High Oaks by John Anderson and also the pump station. He also wrote a letter to the Selectmen regarding their input on the ball fields.

7:31 P.M. B&C Floral, 1415 Main Street, Case No. 11-6 Continued Hearing: Mr. Conroy read a letter dated July 11, 2011 from Basilios Glaropoulos, B&C Floral requesting tonight's meeting be continued to August 18, 2011 and also granted the board an extension of time up to and including August 30, 2011. Mr. Conroy moved to accept an extension of time up to and including August 30, 2011. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to August 18, 2011 at 7:30 p.m.

Mr. Forsberg asked that we send a letter to the traffic control officer and ask him to observe the traffic pattern 3, 4, or 5 times in the morning by B&C Floral and report back to the board.

Hale Trailer: Mr. Conroy suggested the board take a ride up to Production Road and look at the trailers on this site.

Site Plan Endorsement: Mr. Conroy suggested the board add a condition to our decisions regarding a time frame for endorsement of an approved plan. Mr. Forsberg stated we need to add a condition about completing the site plan in our decision and the applicant should not be able to use any additions or changes until the site plan is complete. Mr. Conroy stated that is up to the building inspector to hold back. It is also a zoning violation and he could collect a fine of up to \$300/day. Mr. Mazzocca questioned CVS and asked if they were ever fined. Mr. Conroy stated the manager took immediate action because he was nervous, but he does feel we need to be more proactive. Mr. Forsberg stated that the lines on the pavement at CVS are now worn off. Mr. Conroy stated that needs to be addressed by the zoning enforcement officer.

8:00 P.M. Sharon Credit Union, 2 Union Street, Case No. 11-7: Mr. Conroy and Mr. Mazzocca recused themselves. Mr. Forsberg opened the hearing at 8:05 p.m. and informed the applicant there were only three members sitting on this hearing. Mr. Forsberg read the public hearing notice.

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The applicant was represented by Jason Dubois, Bertin Engineering. He stated this project is located at 2 Union Street. The existing site has one drive through located in the back of the building. Traffic comes up Union Street. The plan is to add a second drive through in the back and also maintain the one that is presently there. They are proposing to put up a canopy over the new drive through. The plan is to come in the farthest entrance on Union Street. According to the zoning bylaw, they needed 16 spaces and will be providing 14 spaces. The dumpster will be in the same area as it is now. They will be increasing the impervious cover on the site by 1600 s.f. and there will be a series of underground recharge chambers. Any overflow will come out of the downspouts as it does now. They will be recharging 6500 s.f. of roof area.

Mr. Forsberg read comment letters. Mr. Dubois stated they are meeting with the Zoning Board on July 20th.

Ms. Walker read her comments and asked Mr. Dubois for his email address so she could forward them to him. She stated they are requesting a waiver from the traffic study and asked if they have evaluated the sight distance. She asked if there is any other usable area in the bank other than the first floor. Mr. Dubois stated he thinks there is only a ground floor and there are no downstairs offices. Ms. Walker asked if we need to designate parking for employees or should we not worry about that. Mr. Forsberg stated they will be arriving for work early and will most likely take spaces first. Ms. Walker stated there is no escape lane. Mr. Dubois stated there is signage that shows the drive through lane only. Mr. Nottebart asked how many employees per day and Mr. Dubois stated only three to four people work there. Mr. Nottebart questioned the last parking space and Mr. Dubois stated it is 15-16'. Mr. Forsberg asked if we need to designate employee parking. Ms. Walker stated it may be self-policing as people won't park out there if they can park closer. Mr. Murtagh asked if they will be repaving and regrading and Mr. Dubois stated yes. Ms. Walker asked that the length and width of the parking stalls be put on the plan. She also stated that she will be on vacation next week so Mr. Dubois should call her after that to discuss outstanding issues and including the recharge pits. She also stated she would like manufacturer catalog cuts of the proposed recharge chambers for her review and asked for a determination of required recharge volumes. She also asked that anything with a variable depth be labeled. Mr. Forsberg asked if the bank bought this land from the railroad when it was abandoned. Mr. Dubois stated he thinks so.

Mr. Forsberg reviewed the town planner's comments. He asked the present impervious cover and Mr. Dubois stated 53.6 or 7% more. Mr. Forsberg questioned a landscape plan. Mr. Dubois stated what is done now will continue to be landscaped. Mr. Forsberg asked they put some greenery in the island area. Ms. Walker stated that regarding drainage, she would like a test pit done. However, if the soil doesn't perk, they aren't required to recharge. She feels they will be under what is required. Mr. Forsberg asked if the bank is closing during construction and Mr. Dubois stated he will check with the bank. Mr. Forsberg asked Mr. Dubois to work out the recharge issue with Ms. Walker.

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Mr. Forsberg asked if the dumpster that is shown on the plan is in the same location that it is now and Mr. Dubois stated almost. Mr. Nottebart questioned if the guard rail will stop at the dumpster and then be picked up after it and continue all the way to the end. Mr. Dubois stated there is some landscaping in that area. Mr. Forsberg asked where they will put snow and Mr. Dubois thinks it will go over the banking as it does now. Mr. Mazzocca questioned the travel arrows on the plan. Mr. Dubois stated they won't be there. They are just on the plan for the board's information, but there will be signage. Mr. Forsberg asked that the canopy height be listed on the plan and also on the canopy itself. That way no one should get stuck in the drive through lane because of a height issue.

There were no public comments or questions. He again asked Mr. Dubois to meet with Ms. Walker prior to our next meeting.

Mr. Dubois granted the board an extension of time upon which to take action up to and including September 11, 2011. Mr. Forsberg moved to accept an extension of time up to and including September 11, 2011. Motion seconded by Mr. Nottebart and voted 3-0-0. Mr. Forsberg continued this hearing to August 18, 2011 at 7:45 p.m.

Mr. Conroy and Mr. Mazzocca returned.

Town Planner discussion: Mr. Conroy stated the board needs to discuss the hours the planner will be working. Mr. Forsberg suggested we get a monthly report from Valorie Donahue showing the hours worked by the planner and the amount of money expended. It was agreed to advertise in The Beacon for the part time planner position. It was agreed to pay Mr. Johnson at his present rate while being the interim planner and he will be starting on August 2, 2011.

Mr. Conroy stated Mr. Johnson is only to work on planning board issues. Mr. Mazzocca questioned if we really need to advertise with The Beacon and if so, we should let Personnel know. Mr. Conroy stated that is standard operating procedure. Everyone agreed to advertise the position in The Beacon.

Mr. Conroy moved to go into executive session to discuss pending litigation and personnel issues. Motion seconded by Mr. Forsberg and voted 5-0-0. He asked for a roll call vote: Nottebart: yes; Murtagh: yes; Conroy: yes; Forsberg: yes; Mazzocca: yes. The board went into executive session at 9:15 p.m. and will return to regular session.

Mr. Conroy moved to come out of executive session into regular session. Motion seconded by Mr. Mazzocca and voted 5-0-0. Mr. Conroy asked for a roll call vote: Nottebart: yes; Murtagh: yes; Conroy: yes; Forsberg: yes; Mazzocca: yes. The board came out of executive session at 10:55 p.m.

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Minutes: Mr. Conroy moved to accept the minutes of June 23, 2011. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Mr. Conroy reminded the board our next meeting is scheduled for August 18, 2011 at 7:00 p.m.

It was moved, seconded and voted to adjourn. The meeting adjourned at 11:00 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 8/18/11