

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010

A regular meeting of the Town of Walpole Planning Board was held on Thursday, November 4, 2010 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, Donald Johnson, Town Planner; Margaret Walker, Town Engineer.

Minutes: Mr. Nottebart moved to accept the minutes of October 7, 2010. Motion seconded by Mr. Conroy and voted 4-0-0. Mr. Conroy moved to accept the minutes of October 21, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

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

Mr. Forsberg arrived at 7:08 p.m.

Cost of Living Increases: Mr. Conroy moved to approve the planner's cost of living increase as submitted by Personnel. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy moved to approve the secretary's cost of living increase as submitted by Personnel. Motion seconded by Mr. Nottebart and voted 5-0-0.

Walpole Park South Peer Review: The Board is in receipt of Invoice #12505 in the amount of \$3,878.75. Mr. Conroy asked that this be put on the board's November 18th agenda as we have not received any back up information or report. Mr. Johnson stated the report is being worked on, but there is no final report yet. They had said they would be finishing it on Monday and would forward it at that time. The board can wait and review the report and pay the invoice at the same time. Mr. Conroy stated we have a bill in front of us with nothing to show for it. Mr. Murtagh asked if we have the scope of work. Mr. Mazzocca stated there is nothing on the invoice that says we need to pay this in thirty days. Mr. Forsberg asked if they will be updating the hazardous material list. Mr. Conroy and Ms. Walker agreed that they will be reviewing what is already in place. Mr. Johnson stated there are some inconsistencies with the present listing. Mr. Forsberg asked if the list is only for Walpole Park South and Mr. Conroy stated yes.

Brush Hill Update: Ms. Walker submitted a punch list for Berkeley Drive dated October 25, 2010 and stated she faxed a copy of same to John Hasenjaeger, but has not heard from him. Therefore, she doesn't know if he has worked on this list.

Villa Terrace Status: Mr. Johnson updated the board on the status of this subdivision and his conversation with Michael Federico.

Walpole Floral: Mr. Johnson stated the new plans will be coming in soon.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (2)

Commerford's Corner: Mr. Conroy asked Mr. Nottebart and Mr. Mazzocca if they have received all the emails received between town counsel, the applicant, the planner and board. Mr. Johnson stated he hasn't sent them yet as some of them were only sent to Mr. Conroy. He stated he will check his emails. Regarding the corrected decision, Mr. Johnson sent Mr. Conroy a draft on Tuesday afternoon.

7:35 P.M. Longview Farm Scenic Road Continued Hearing and Longview Farm Site Plan Approval, Case No. 10-3 Continued Hearing: Mr. Conroy stated that the application before the board is for site plan and scenic road. We cannot control tenants, so this is not the forum to speak to those issues. We will keep this discussion narrowed to site plan issues only. There have been new plans submitted with a new layout design. Further, as it appears we no longer have the ring road, they will be only removing one tree.

Mr. Conroy read new scenic road correspondence received from Bob LeBlanc, tree warden; Board of Selectmen and Historical Commission. Ms. Walker stated she would like the applicant to look at the water main that is coming out the driveway as shown on Sheet C.2.4 on the plans. She suggested they come through the existing opening rather than through the stone wall. Mr. Murtagh asked if they are looping the water main and Ms. Walker stated yes. Mr. LaPointe stated they will address the water main within their presentation tonight.

David LaPointe, Landscape Architect, Beals & Thomas, stated they are removing six trees, but five are on their property. Mr. Conroy stated we will be discussing no stone walls to be removed and only one tree. Mr. LaPointe agreed. Mr. Conroy continued with the site plan approval part of the application.

The applicant was represented by Kirstin Brown, Joan Wallace-Benjamin, Michael Whitmore and David LaPointe. Ms. Wallace-Benjamin stated she is CEO and president of the Home for Little Wanderers. Ms. Brown presented a matrix of changes, which are based on various concerns raised throughout the public hearing process. They needed to change the location of the small residence out of the front yard, address the circular driveway and achieve the required sight distance, which will require the removal of some trees. They are maintaining the exit they have. They also needed to bring in more fill resulting in the rotation of the cottages ninety degrees. Ms. Brown also discussed the changes to the residences, the two-way driveway and gray cottages. Further, the site consists of 160 acres, but 40 acres are wetlands. She would like the board to accept that they won't disturb the "pinch point" area as shown on the plan.

Ms. Brown stated the school is protected by the Dover Amendment and they are honored to be in the neighborhood; however, they plan this to conform to the town's bylaw. Regarding the parking, there are 45 spaces on the site and it will be increased to 67 spaces plus spaces for visitors for a total of 74 spaces. A big part of this project is a bigger dining facility, which will allow more space to store things on site.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (3)

They expect food delivery trips to stay the same as it is now. They are anticipating twice the amount of staff from what they presently have due to the increased number of students. Some of that staff will be 24/7.

Mr. LaPointe stated the storm water management has not changed much from the original schedule. They will be bringing in an 8" water line and looping it around the site and then connecting to the existing water line. It will serve the various buildings as well as provide fire protection. It will be supplemented by storage tanks and a fire pump. The stone wall will not be disturbed.

Mr. LaPointe stated the service area will be screened and the individual cottages will have their own domestic fire lines coming in from Lincoln Road. They will provide an underground electrical service. Gas will be similar to what it is today, but there will be underground storage tanks. He stated that storm water management is not a big change from the original submission and in general is designed in compliance with the handbook. Mr. LaPointe stated regarding the sewer system, the septic system leaching area would be moved, the design of which has been approved by DEP. Also, the landscape plan has not significantly changed. Things will be moved around slightly. They did concentrate on the buffer between the houses and the property.

He stated they are trying to enhance the line along the property with a dense evergreen. Further, 93% of the plants in the buffer will be evergreen; 60% will be spruce. All this will do is to provide year round screening.

Mr. LaPointe stated that eliminating the ring road and utilizing the existing driveway will cause them to take down five trees to the east and an additional tree to the west, which has to be done in order to meet sight distance requirements; however, only one tree is in the right of way and would require a scenic road hearing. Also, there is a tree on Longview Farm property which they would like to be allowed to keep.

He stated they would start the project off with weekly construction meetings with the neighbors, and eventually those would wane to monthly. All the contractors' information will be available via their cell phone numbers. They have tried to compromise and would like closure tonight.

Mr. Conroy read a letter from: 1) the Board of Health who is looking for a septic plan. Mr. LaPointe stated they wanted our approval first; 2) Water & Sewer requesting an on site water storage tank as per an April 20, 2010 letter; 3) a memo from Rick Mattson; 4) a memo from Police Chief Rick Stillman; 5) a memo from Deputy Fire Chief Michael Laracy asking for comments from the applicant regarding propane tanks. Mr. LaPointe doesn't feel this will be an issue. He is disappointed with his comments on the cottages and they will meet with him to discuss this. This is the first he has heard of this.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (4)

Mr. Forsberg stated he spoke with the Deputy Fire Chief who was afraid the proposed pavers on the driveways wouldn't take the weight of the trucks coming in. Mr. LaPointe stated he will meet with him. Mr. Conroy asked if these are grass block pavers and Mr. LaPointe stated yes.

Ms. Walker asked who is responsible for the sewer system, so they can work with them. She has reviewed the drainage calculations and is satisfied. She asked the quantity of the earth removal and Ms. Brown stated she will give Ms. Walker the calculations and the scheduling when they have it. She will also check the sight distance calculations tomorrow. Ms. Walker stated she needs to know what they are before the hearing is closed. Regarding lighting, she asked if the spill pattern will change. Mr. LaPointe stated there will be a lot of 26w fluorescent fixtures and the entrance will be recessed lighting with no glare issues. Mr. Johnson asked if it will be shielded and Mr. LaPointe stated yes.

Mr. Johnson stated the special conditions need to be drafted including: 1) construction schedule should address the fact that the landscaping is done at the appropriate time as we want the soil to be established over the winter; 2) construction debris and dirt should not be dragged onto the street; 3) he is not sure if the identification sign is new or not. Mr. LaPointe stated it is new. Mr. Johnson asked for details on it; 4) we need a schedule for final plantings which should agree with final occupancy or at the appropriate times; 5) water storage tanks are above ground now. If they are put below, they need to be co-located with approval by the fire chief.

Mr. Mazzocca asked the reason why the water tanks won't be buried. Ms. Brown stated in case they hit ledge and can't do it. If they don't, they will be buried. Mr. Mazzocca asked if there will be fencing and Ms. Brown stated yes, but it won't be visible from the street. Mr. Mazzocca questioned that some of the propane tanks are above the ground and some are below. Mr. LaPointe stated there is an existing one located behind the garage for the emergency generator. Mr. Mazzocca asked if it is preferably to have them buried. Mr. LaPointe stated from a safety standpoint, yes. A number of them on site are already buried. Mr. Mazzocca stated regarding the road, will there be a median strip. Mr. LaPointe stated not at this point, just a painted line.

Mr. Forsberg asked how the storage tanks will be filled and will roof run off go to the infiltration system. Mr. LaPointe stated they will look at it. Also, because the tanks are for fire protection, they will be filled once and never emptied. Mr. Forsberg asked where the water will go if it rains. He also stated that the plans show a black vinyl chain link fence around the small residence and asked if it will go the length of the property line. Mr. LaPointe stated there was some concern about when the students decide to go for a walk that they could meander into the neighbor's yard. They are proposing to put the chain link to the neighbor's shed only. It will be hidden by vegetation. Mr. Forsberg stated he would like it to extend along the back side toward the residences.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (5)

Mr. Forsberg asked if all the trees to be removed are tagged and Mr. LaPointe stated yes. He asked if they will be replacing them and Mr. LaPointe stated yes with ones similar to the trees they are taking down and they will be far enough back so as to not impede sight distance. Mr. Forsberg asked if they are planning to put a stop sign at the driveway where it intersects with Lincoln Road and Mr. LaPointe stated yes. Mr. Forsberg mentioned phasing and asked if they will be seeking certificates of occupancy all at once. He said if they don't phase, how will they do it? Mr. LaPointe stated they are planning on constructing the cottages first; move students into those and then begin construction on the school addition. When that is complete, they will be looking for a temporary certificate of occupancy. This will all happen internally within the overall schedule.

Mr. Murtagh feels this area is very beautiful and wants the character of the neighborhood kept in place. He is disappointed that the small residence was shoved back near the Gilmore's house and asked if that can be moved. This is a concern of his. He feels the driveway looks good. Mr. LaPointe stated that by moving the house more to the west, it will become more visible from Lincoln Road and will have more of an impact on the view. Mr. Murtagh asked if it is less visible where it is from the Gilmore home. Mr. LaPointe stated because of the heavy evergreen plantings, yes. Mr. Murtagh stated he opposes removing trees. He feels they can be pruned and still provide visibility. Mr. Murtagh doesn't see the use of green technology or solar panels on the site. Mr. LaPointe stated they are using recycled materials and natural light. They are working with Nstar, which will result in more efficiency. Mr. Murtagh asked if they have a landscape design architect and if the plants are named. Mr. LaPointe stated yes. Mr. Murtagh asked if there is a septic plan yet and Mr. LaPointe stated he is trying to get through this project first and then will go to the Board of Health. Mr. Conroy stated they can't go forward without Board of Health approval. Mr. Murtagh questioned curbing. Mr. LaPointe stated there will be granite at the driveway opening, but bituminous concrete within the site. Mr. Murtagh asked if they would consider granite throughout the site and Mr. LaPointe stated cost would prevent them from doing that. Mr. Murtagh asked if the purpose of the two towers is to light up the entrances of the building and Mr. LaPointe stated yes. He showed the board the proposed arrangement of the buildings and explained they have lowered the height of the gables.

Mr. Nottebart stated the main issue was the impact to the traffic on such a small and rural road. He also feels the queuing of the buses was a concern, but that has been addressed. He asked if any part of the road will be deemed one way. Mr. Appointee stated the cul-de-sac circle will be one way. Mr. Nott Bart feels this should be marked. Regarding the traffic impact study, he asked if they still anticipate the same amount of trailers per week with the enlargement of the facility. Mr. Appointee stated yes because of the expansion of the storage which will allow for enough on site storage. He feels everyone has worked hard to make this work

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (6)

Mr. Appointee stated recycling and trash pick up will be coordinated and located on the site in a convenient location. There will be space provided within one of the building for recycling. Mr. Nott Bart asked if there are visitors that come to see the children and if so has that been taken into consideration. Mr. Appointee stated yes. Mr. Nott Bart stated he would like to see the tree kept there and asked Ms. Walker if she is okay with that. She stated she needs to review this. Mr. Nottebart feels that the trees that are removed should be replaced with bigger trees. Mr. Johnson stated that sometimes smaller trees grow faster. Mr. Nottebart asked if the concrete walkways and stairs will be lit at night and Mr. LaPointe stated yes. Mr. Nottebart asked Ms. Wallace-Benjamin, CEO, if they are the hurdle point for funding as he feels funding will affect the build out. She deferred to Ken Hankins, CFO, who stated they can temporarily fund this. Mr. Conroy stated once this project is started it has to continue. They can't stop at a certain phase, stop and then start up again. Mr. Conroy asked what keeps the water tanks from freezing and Mr. LaPointe stated insulation and circulation. At Mr. Conroy's request, Mr. LaPointe showed the board some smaller buildings and garages that are not being touched through this process. Mr. Conroy reminded the applicant that everything must be in accordance with ADA specifications and the building code.

Gene Gilmore, Lincoln Road stated he is an immediate abutter. He finds the proposed chain link fence unnecessary and doesn't think it should be there. He feels the building is massive and looks like a Marriott on Lincoln Road. He doesn't think this belongs on a scenic road.

Maureen Kirkpatrick, Lincoln Road stated she submitted a letter and would like it read into the record. Mr. Conroy stated he will do so, but because there is a lot of stuff in it, he wants to address the concerns of other abutters first.

Gerald Pike, Lincoln Road doesn't agree the applicant is being a good neighbor. They have asked from day one that the submittals and site plans have several changes done, but the applicant has not taken the time or afforded them the courtesy to address this. They have asked that the small dorm be moved down back. When asked why they didn't do some things, the applicant stated they didn't want to cut down some trees, which is a lame excuse. To move the dorm would not cause any other disturbance to the site. They also requested a reduction in the size of the classroom building and that was not done. They asked about the water line, which they agreed to relocate into the driveway because they knew they would disturb the wall by leaving it where it was originally proposed to be. They might think about putting the electrical underground also. At every meeting they asked them to get rid of the entrance tower and skylights as it is out of character in this neighborhood. Mr. Pike submitted some drawings to the Planning Board. Mr. Conroy asked the applicant to address Mr. Pike's concerns. Mr. LaPointe stated they did reduce the height of the gables by 2' which reduced the height of the school by 2' also. They have endeavored to use materials seen on properties along the road, such as shingles, etc. They are spending a lot of money on materials and finished carpentry. It will be more than a brick and glass school.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (7)

They have also changed the planes of the façade. Regarding re-allocating the small residence, can it be done? Mr. LaPointe stated yes it can be done. Is there space to do that - perhaps. Their goal is to have a certain measure of compactness and the residents need a certain amount of space. There are issues of age and gender and they are trying to work out these issues and meet the functionality issues of the school and residents. He doesn't want to put the small residences next to the larger residences. They are trying to balance the internal demands of the school. Mr. Murtagh stated we need too make the neighborhood happy. If it is do-able, do it. Mr. LaPointe stated there are some important concerns. They are trying to create the best environment for the residents. Mr. Murtagh stated that to move this would satisfy the entire neighborhood and asked that they take a second look.

Mr. Forsberg questioned the elevation drop and the height of the building. Mr. Forsberg stated regarding the fence, he was only thinking about the protection of Mr. Gilmore's property. Mr. Gilmore stated he would prefer not to have the fence at all. Mr. Forsberg stated if they reversed the skylights 180 degrees, would they stand out less. Mr. LaPointe stated there is an existing parapet and existing structure and they want to bring the light into the middle space. Mr. Forsberg suggested tubular skylights and Mr. LaPointe stated they are trying to get it below the parapet line. Mr. Pike stated he would like the skylights in the tower totally eliminated. They were told it was to identify the main entrance, but he feels there is enough to identify the future entrance to that school. They could put up a sign. They don't need a 13' 8x8 tower. It is out of character with the neighborhood. Mr. LaPointe stated they changed the roof pitch to drop 2'. Mr. Pike stated they should put the dorm down back and there would be no problem at all. The infiltration system could be pulled forward. They might then be on some common ground. They have asked for this over and over again. Mr. Nottebart asked if they feel strongly that the plan is laid out properly and Mr. LaPointe stated yes. Also, what was originally proposed has now changed. To move the building back would bring the small and larger residences into a closer proximity. Mr. Nottebart asked if there are consultants or guidelines for modeling this type of school.

Mr. Murtagh questioned why the tower is not lit from the top and asked if that is possible. Mr. LaPointe stated the reason it is the way it is so to avoid glare.

Mr. Conroy stated he has a letter dated July 14, 2010 from the Rice's, Lincoln Road; a letter from the abutters superseded by another letter stating what has gone on since July; and, a letter from Maureen Kirkpatrick.

Brenda Mosetich, 460 Lincoln Road: questioned the small dorm and asked if it is an academic and therapy program. Mr. LaPointe stated they are trying to create a space between the residents. They want a physical separation. Ms. Mosetich asked why they need to encroach on the neighbors. Mr. LaPointe stated things will be fine because they have created a good physical environment. Ms. Mosetich doesn't agree.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (8)

Every time they ask for something to have less impact on the neighbors, they just get a different excuse. It is hard to listen to. She would like to see the studies on how well these situations work. There are no direct answers. Mr. LaPointe stated large concessions have been made, including reducing the height of the tower which is in response to feedback from the neighbors. Ms. Mosetich would like the tower over the front entrance to be reconsidered as it is not appropriate and doesn't fit with the character of the neighborhood.

Larry Bongette, 320 Lincoln Road: feels the expansion is vast and totally alters the fabric of Lincoln Road. This isn't the street he or others wanted to live on. He thought Mr. Forsberg mentioned that at one of the previous meetings. He can't see why something can't be done about that. This proposal changes the fabric of the whole road.

Karen Taylor, 260 Lincoln Road: The Green's Farm is totally different from what this is and it is only a half mile down the road. She agrees with Larry Bongette and doesn't think this fits. She recently retired and enjoys walking on a scenic road as it exists right now, but it will be next to impossible to do that when this project starts and it will definitely be more difficult in the winter.

Lillian Domenicone, 3 Granite Street, asked if anyone has discussed the landscaping across the street. Mr. Conroy stated that is not part of this application. Ms. Domenicone asked if it is part of another plan being proposed. If they are trying to keep with the character of the street, that land should be included in the landscaping plan. Mr. LaPointe stated it is not part of this submittal. Mr. Conroy stated we know that. He asked if there are any plans for that and Mr. LaPointe stated no. Ms. Mosetich asked why they are clearing the land. Mr. LaPointe stated they are just cutting it back.

Mr. Pike stated he would like a construction fence from the back of the site all the way down to Lincoln Road with protective sheeting to stop dust and debris from going into their yards.

Mr. Conroy read a letter dated October 26, 2010 from an abutter, Maureen Kirkpatrick, 522 Lincoln Road. Mr. Conroy stated that some of her issues have been addressed already.

Mr. Conroy stated the applicant needs to address a detailed phasing plan showing fencing. The kids wander off now, and they could wander off into the construction site when construction is started. This was one of the points in Ms. Kirkpatrick's letter. He stated they also need to develop an air quality plan. Parking for the workers will be on site. We have to be assured this whole thing works. We need to know how this will all interface and we also need to protect the kids. It will cost us to make fire and police runs up there even though it is for the safety of the kids and the also the protection of the town.

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 4, 2010 (9)

Ms. Kirkpatrick stated her letter is modeled after a project she is presently working on in a nearby town. She feels all expectations should be on paper. The document she saw would never take care of everything. This needs to be a tool for the neighbors that are going to be impacted. Mr. Conroy stated the project she is referring to is Wellesley High School. He thinks she has submitted a good guide for both the applicant and the neighborhood. Their business is kids; your business is construction. He asked that that her points be addressed by the applicant and presented to us. He also stated we know this hearing will go to another meeting because of the sight distance calculations.

Jack Shea, 266 Lincoln Road: what will happen when you run 18 wheelers up Lincoln Road? Who will be responsible to repair Lincoln Road? Mr. Conroy stated it is a town road. Mr. Shea stated this will be a massive project. Mr. Conroy stated we can't make the applicant responsible unless they do something stupid.

There were no further questions or comments. The applicant granted the board an extension of time for both the scenic road and site plan up to December 31, 2010.

Mr. Conroy moved to accept an extension of time on both applications upon which to take action up to and including December 31, 2010 as per request of the applicant's attorney, Anjali Chitre. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Mr. Conroy reminded the applicant that we need any information at least fourteen days prior to the hearing. He continued these hearings to December 2, 2010 at 7:30 p.m. and 7:31 p.m. respectively.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:05 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 11/18/10