

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012

A regular meeting of the Walpole Planning Board was held on Thursday, September 20, 2012 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: Edward Forsberg, Chairman; Richard Nottebart, Vice Chairman; John Murtagh, Clerk; John Conroy, Richard Mazzocca and Margaret Walker, Town Engineer.

Iorio: Rob Truax, GLM Engineering and Atty. Dina Browne were present. Mr. Truax asked that the endorsement of the plan be postponed until the board's next meeting as they don't have the final inter-lot agreements yet. He asked if the inter-lot agreement has to be recorded before endorsement. Mr. Forsberg stated that is what the decision states and not to do so would mean they would have to request a modification. Mr. Conroy stated if they don't record them before papers are passed, they may never come back. Mr. Truax stated they are not signed yet and requested this be put on the board's October 4th agenda. Mr. Conroy stated the ANR plan was re-endorsed after the site plan was approved which means the site plan is now incorrect. Mr. Truax stated the attorneys would have said there was a problem if there was. Recording is for the public knowledge. Recording doesn't make it valid; it becomes valid when it was signed. Mr. Forsberg added this to the board's October 4, 2012 agenda at 7:00 p.m.

Time Cards: Mr. Forsberg moved to approve the secretary's time cards. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Walpole Water Tank, Old Post Road Endorsement: Ms. Walker stated she is awaiting a new front page to the set of plans as the date is incorrect; therefore, the board cannot endorse at this time. Mr. Forsberg placed this on the board's October 4th agenda.

High Oaks IV: Mr. Forsberg read a memo dated September 18, 2012 from Landis Hershey, Conservation Agent stating the Commission supports the proposal to receive a monetary value in place of developing a ball field at High Oaks.

Request for Comments: Mr. Forsberg read a request for Hollis Walsh Partners, 10 Glendale Road. After reviewing the request, it was agreed to write a memo with the following comments: 1) Frontage is less than required for the Rural zoning district; 2) The lot area is less than the required 40,000 s.f.; and, 3) due to the fact that the lot in question is undersized and nonconforming, demolition will cause the loss of grandfathering and will render the lot non-buildable.

7:29 p.m. Walmart Update: Atty. Philip Macchi II was present to update the board with regard to the status of Walmart. He stated that they are waiting for the State again. The 7' strip of land has been valued at \$41,000 and articles for town meeting have already been drafted. Mr. Forsberg asked if the State or town owns the land and Mr. Macchi stated the State. The site in question is the natural gas plot across from the Walmart driveway. Ms. Walker stated there is a meeting with Mass Highway scheduled for next week that she will be attending. Mr. Forsberg asked when we will get the next update and Mr. Macchi stated about six months.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (2)

7:35 p.m. Walpole Place, 555 Boston Providence Highway, Case No. 12-12: Mr. Forsberg opened the hearing and read the public hearing notice. The applicant was represented by Atty. Philip Macchi II. Also, present was Dan Merrikin, Merrikin Engineering, Millis, MA and Donnell Murphy, applicant. Mr. Macchi stated the zone is Highway District. He stated they had tried to market each lot independently, but that wasn't successful. They are being treated as one lot as they are under common ownership. They have no tenants or expected use at this point in time. It will be an empty building to house uses allowed by right. They are not expecting to put in a restaurant, but are showing it can go there. Mr. Macchi discussed the parking codes. He stated they are aware they about a neighborhood and are trying to take that fact into consideration. They will be adding a "beehive-type" galley. They did file a land disturbance permit with the Conservation Commission. He does feel this project meets the requirements for site plan approval.

Dan Merrikin, Merrikin Engineering, stated this property is immediately adjacent to the right of the KFC building and consists of 2.8 acres and is directly across from one of the Walmart entrances. They are proposing a masonry multi-tenant building with a covered walkway across the front and columns at even intervals. Parking will primarily be in the front. There will probably be four to five tenants and they will provide 92 spaces in total. A lot of truck traffic will not be generated, just UPS and FEDEX trucks for deliveries which will occur behind the building. Per Ms. Walker's request, there will be six dumpster enclosures at the most. The proposed driveway will be split in and out with green space in the middle. The lighting will be the same as KFC with fixtures on a 12' pole and pointed directly downward. With regard to the landscape, the front 50' will be grass and plantings. The entire lot slopes downward toward the right corner of the property. The roof of the building will be below the fence that is there today. They will be submitting revisions to the plan next week. They have had two meetings with the neighbors. There was a mix up with the abutters list, but that was resolved. They met six weeks ago at the library with the abutters and also invited them to walk the site. Fifteen people showed up for that. They know that many of the abutters don't want this built, but they are trying to accommodate reasonable requests. Liz Orlando, an abutter who works for VHB Engineering as a traffic engineer, wrote a letter stating they want a berm around the entire perimeter. There is an existing 6' stockade fence and a slope of trees which provides a good visual buffer. Mr. Merrikin doesn't feel a berm is the right answer. He wants to know what the people directly adjacent want, not those people who are far away. They want to leave as many trees as possible and supplement them with other stuff. There will be a lot of 35-40' hemlocks along the right side of the property. They will consider adding a berm if that is what the abutters want. They will install a new stockade fence on the right side of the property and some black chain link. The Gillis house will sit 3-4' below the grade. To do a berm, they would have to remove all the existing trees in the area. He would like to know what the Gillis' prefer and he has invited the neighbors to meet with them to see what they want. They don't have enough parking to make this area all restaurants, only 1/4 of the building could be a restaurant and he knows

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (3)

the neighbors are concerned. Mr. Forsberg questioned the guard rail on Route 1 that already exists. Mr. Merrikin pointed it out on the plan.

Mr. Forsberg asked the Gillis' address and Mr. Merrikin stated 8 Squire Court. Mr. Forsberg read comments received from Conservation, Board of Health, Fire Department, Sewer and Water and Town Engineer. Ms. Walker discussed her own comments. She questioned the signage. Mr. Merrikin stated it is a 22' high sign with an arched short wall. It is double sided perpendicular to Route 1 and setback 20-25' from the layout. Ms. Walker asked if the board objects to a stop sign leaving the premises. Mr. Merrikin doesn't believe there will be a lot of traffic due to the size of the building. Mr. Forsberg read a letter dated September 5, 2012 from Liz Orlando, Squire Court. Mr. Merrikin stated he has a copy of it already. He stated she wrote the letter on behalf of 29 neighbors. The first section of the letter is on traffic and she would like a full blown study, but he doesn't think that is necessary. He doesn't feel this site will impact Route 1, but stated Ms. Orlando is a traffic engineer. They have already provided trip data, etc. Regarding noise concerns, the building will be built in accordance with the building code, which is separate from the zoning bylaw. The only area for the berm is behind the Gillis house. His question is do you take down 50 year old trees to build a berm or not. They are building a generic building which will not create a lot of activity or noise and therefore he doesn't feel it is necessary to monitor noise levels. There will be some security lights around the building, but the main building lights will shut off after the building closes. In her letter, Ms. Orlando asked if there will be one dumpster for the entire building and Donnell Murphy doesn't believe that is the way to go. She had asked that the dumpster area be fully enclosed with walls and a top, but they don't believe that is a reasonable request. There are dumpsters all over town that are not fully enclosed and the nearest house is about 100' away. People have expressed concerns with odors as they had a problem with KFC. He has spoken with Robin Chappell and restaurants are not generally an odor problem. This restaurant doesn't have a drive through and if one came here it would be sit-down style restaurant. They could point the duct work toward Route 1, but it has to be done according to the building codes. Also, any restaurant needs to get a permit from the Board of Health. They are willing to sit with the neighbors to talk about buffers and other concerns. Mr. Forsberg stated that Ms. Orlando's letter refers a lot to Section 5B of the Zoning Bylaw. The abutters can go to the Board of Health or Zoning Enforcement Officer if there is a problem.

Mr. Mazzocca stated he is concerned with the points questioned by Liz Orlando. Mr. Merrikin stated they can build a berm and they are willing to meet with the neighbors again if they want. Mr. Mazzocca questioned the northeast corner. Mr. Merrikin explained what they are proposing to do there. There will be grass slopes along the front also. Mr. Mazzocca asked if there are presently any water problems on neighboring properties and Mr. Merrikin stated there is no evidence of water problems at all any where. The neighbors didn't mention a problem either. Mr. Mazzocca asked if there is a retaining wall across the back and Mr. Merrikin stated no, they are just using a slope.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (4)

Mr. Conroy asked if they need a registered land surveyor stamp on the plan and Ms. Walker stated they will need it. Mr. Merrikin stated they will have a surveyor stamp the plan. Mr. Conroy stated that trees are shown on some of the plan, but not all of it. Mr. Conroy questioned temporary construction signs and Mr. Merrikin stated they will do that. Mr. Conroy wants to make sure the parking works and Mr. Merrikin stated that is no problem. Mr. Conroy asked if the covered walkway is in their lot coverage figures and Mr. Merrikin stated he will talk to the Building Inspector. Mr. Conroy stated we had a change in the bylaw concerning buffers and it appears you are working in it. Mr. Merrikin stated it has been done in the past. They have nothing proposed, building or paving, within 40' of the zoning boundary line. At one time, this board wanted berms in the buffer, like KFC and Natureworks. Mr. Merrikin stated the isolated depression exists today. Mr. Conroy stated that you are changing it and asked him to get a ruling from Jack Mee. He would like that also passed on to Liz Orlando.

John Murtagh stated he would like a landscape designer to do a proper plan. He feels there is a 30' difference from the left to the right. Mr. Merrikin agreed. He stated they will put notes on the revised plans. Mr. Murtagh feels if we get a heavy rainstorm there will be water problem. Mr. Merrikin stated no, it recharges into the ground. Mr. Murtagh questioned light spillage. Mr. Merrikin stated some people want the berm and others would prefer the trees to remain. Regarding the retaining wall, Mr. Murtagh stated anything over 4' needs an engineer's stamp. Mr. Merrikin stated it is regulated by the building code and it is over 6', not 4'. Mr. Conroy stated we want a stamped plan for this board regarding the structural design. We want to know what we are getting and doesn't want this to fall through the cracks. Mr. Merrikin stated it will be a big block wall, not little blocks. Mr. Forsberg asked Mr. Conroy if he is comfortable with that and Mr. Conroy stated not really. We want to know exactly what it will be. Mr. Murtagh asked if the exterior is similar to Walpole Park South. Mr. Merrikin stated he is not sure as it will be a combination.

Mr. Nottebart questioned the turrets and asked if they are only ornamental. Mr. Merrikin stated yes and there is nothing on the second floor. Mr. Nottebart asked if they are clear cutting to the boundary and Mr. Merrikin stated no, it will be to the erosion control boundary, but not a whole lot of trees. Mr. Nottebart asked how far back the homes are in the back and Mr. Merrikin stated from 130' to 150' and 225' from the building. Mr. Nottebart asked what the houses look at and Mr. Merrikin stated they can only do so much screening. These neighbors will see this building at certain angles. That is the way it is. Mr. Nottebart agrees with Mr. Conroy about the walls and stamped plans. He thinks they have done a good presentation. Mr. Merrikin stated they have been trying to work with the neighbors and will do what they can for them within reason. Mr. Forsberg asked if all details are on the plan and Mr. Merrikin stated yes. Mr. Forsberg asked if there will be six dumpsters and Mr. Merrikin stated there will be six enclosures. Mr. Merrikin stated the number of dumpsters depends on the number of tenants. They will be submitting a new plan next week. Mr. Forsberg asked that dimensions of the enclosures and proposed site of all six dumpsters be shown and Mr. Merrikin agreed.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (5)

Mr. Forsberg questioned the detention basin and Mr. Merrikin stated it overflows to Route 1. Mr. Forsberg stated no the neighbors and Mr. Merrikin stated that is correct.

Mr. Forsberg asked for comments from the public.

Lee Pearson, 11 Mohawk Circle, submitted a packet (copy attached) dated September 20, 2012 to the board stating his concerns, signatures of concerned homeowners, and 218 complaints received by the police, building inspector and Board of Health for KFC. Mr. Forsberg asked Mr. Merrikin to discuss the concerns cited on page 3 of the handout. Mr. Merrikin stated the goal of the buffer is to provide visual screening. He doesn't think that spending money on a wall will achieve anything. They will meet with the neighbors. He knows there are concerns with restaurants. However, this is a Highway Business zone and at some point this area will be developed. They will not agree to not having a restaurant. He doesn't think their experiences they had with KFC will be the same here. This is commercially zoned and this building will not generate unusual noise or traffic or odors. This is what is supposed to be in the HB district. Mr. Pearson stated some of his comments were made according to KFC problems. Mr. Merrikin stated that Mr. Spicer ran the KFC operation, but Donnell Murphy was the landowner and landlord. They are not dealing with a third party any more and he will do everything he can to be a good neighbor.

Susan Pearson, 11 Mohawk Circle stated they sat here four years ago and they were told by Donnell Murphy that the odor issue would be addressed by venting odors toward Route 1 and the prevailing westerly winds would take them toward Walmart. That didn't happen. She is having a difficult time with what Dan Merrikin is telling her tonight. Trees were taken down to make a berm and then Mr. Spicer took down more on a Sunday. Why can't you run the utilities between the boundary lines between the two places and put back the trees that were taken out. Also, their attorney had sent a certified letter to Mr. Spicer, Jack Mee and Donnell Murphy and they didn't hear back from anyone. She is having a hard time believing that Mr. Murphy will be a good neighbor. She is also questioning the proposed grading and asked how far out from the fence will it start. Mr. Merrikin stated they didn't have anything to do with the clearing for KFC. Mr. Conroy stated that after reading what Mr. Pearson submitted, he did a good job. He would like to request that the Health Agent come into our next meeting to talk about the neighbors' concerns and also the Building and Police Departments. He asked what would be the better barrier and what works for them. Mr. Forsberg agreed that we would send Robin, Jack and Rick Stillman a copy of Mr. Pearson's letter and request their presence at our next meeting with Walpole Place. Mr. Merrikin stated that one of the big concerns with KFC was people cutting through. Mr. Conroy stated we are looking for simple solutions. Mr. Murtagh stated he is alarmed with the number of complaints and also would like to know what happened with the ventilation system. Mr. Merrikin stated that KFC proposed a system with a fan that sent odors up into the air. He doesn't remember a discussion of where that vent would be, but thinks it was 1/4 or 1/3 back on the building.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (6)

Ms. Pearson stated that Robin Chappell was by far the most wonderful professional person who did whatever she could to help them. Mr. Conroy stated if she did such a great job, why wasn't it fixed? They are the most powerful board in the State and could have shut down KFC. Mr. Merrikin stated they will meet again with the neighbors.

Mr. Macchi granted the board an extension of time to take action up to and including November 30, 2012. Mr. Forsberg moved to accept an extension of time up to and including November 30, 2012. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Forsberg continued the hearing to November 1, 2012.

10:15 p.m. Northridge Farm Subdivision Continued Hearing: Mr. Forsberg read comments that were received with regard to the revised plan from the Conservation Commission dated September 18, 2012; Sewer and Water dated August 21, 2012; Board of Health dated September 12, 2012 and Margaret Walker addressed her own comments. She stated she got revised plans two days ago and suggested to the board that the subdivision documents be forwarded to town counsel for review. She has not had time to review the plans or the documents. She asked how many cubic yards of material they will need to build out this site and also the height of the stockpile. Mr. Forsberg read correspondence from Bob LeBlanc, Tree Warden, dated September 20, 2012. Ms. Walker stated she has not a chance to review those comments. Mr. Glossa stated he got an Order of Conditions from the Conservation Commission and the only change was they preferred to have three small retention basins and they would like to see something that doesn't discharge directly into the pond. These revisions were submitted to the Conservation Commission and Planning Board on August 15, 2012. He reviewed the changes with Ms. Walker on Monday, September 17th and feels the board should be ready to close and vote on this tonight. They could condition the approval based on review of documents as the Planning Board has had this plan since August 15th. The revisions were minor in nature and it was done as quickly as possible. Mr. Viano stated they submitted a revised draft decision today. Mr. Nottebart asked him to explain the three basins as he doesn't think they are really basins. Mr. Glossa stated they will create a berm there and the basins will hold water. There will be a berm between the wetlands and roadway and two drainage basins will drain the water. Mr. Nottebart asked if this will solve the water problem at Sunnyrock and Mr. Glossa stated yes. Mr. Nottebart asked if the Conservation Commission conditioned this and Mr. Glossa stated yes it was done in accordance with the stormwater management. Mr. Nottebart asked if it will be mowed and Mr. Glossa stated it has to be mowed at least once a year. It will look like a hay field. Also, there is 8,000 yards of material to be moved to create the roadway. About 3,000 yards will be brought to the site and 5,000 yards of gravel will be brought on site which will be about 200 truckloads via Gould Street.

Mr. Forsberg questioned the order of conditions. Mr. Glossa stated the culvert will be 36" and half will be buried. It will easily carry a 50 year storm. Mr. Forsberg stated that the Board of Health has concerns with Lots 8 and 9 and asked if they will do two

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (7)

replication areas. Mr. Glossa stated yes and all the lots have to go back to Conservation for an order of conditions. 30'x70' houses will fit on these two lots within the parameters set forth by the Conservation Commission.

Mr. Conroy asked if we have an official letter from the Board of Selectmen regarding the 61A process and Atty. Amara stated yes. Ms. Walker stated she found an easement on Lot 2. Mr. Glossa stated they will put a 20' easement down the lot line and the easement will be conveyed to the town. This will be under the jurisdiction of the Conservation Commission. Mr. Forsberg questioned grinder pumps. Mr. Glossa stated these are the Cadillac of pumps and is fiberglass and feels they are well designed. Mr. Forsberg asked if there will be money in escrow for this and Mr. Viano stated yes. The pumps and services are owned by the individual homeowners. The only function of the homeowners association is to deal with this.

Brian D'Angelo, 16 Covey Road asked when they run a sewer down the street, does the town require that any abutters or lots that it passes by be provided with a lateral. Ms. Walker stated typically, but she is not sure what is required by the Sewer and Water Commission in this instance. Mr. Glossa stated they are not leaving anything for potential buildable lots. The house in question by Mr. D'Angelo is one of the 19 houses to be hooked up. Mr. D'Angelo asked if the access will be brought to the property line and Mr. Glossa stated no because it is not a gravity sewer. Mr. Nottebart how deep it will be and Mr. Glossa stated about 4'. Mr. Conroy asked where does it start and Mr. Glossa stated Covey Road. Mr. Conroy asked if once they are in the street can anyone tie in and Ms. Walker stated not unless there is an agreement in place. Mr. Glossa stated that everyone this passes by will have an opportunity to tie in. Mr. Nottebart asked if the nineteen houses understand the dynamics of this and Mr. Glossa stated he doesn't think so. Mr. Viano stated that three of the 19 people spoke in favor of this. There are some septic tanks that are starting to fail. Mr. Nottebart stated that Phil Sanford was out of town and he knows there are still some people that are in opposition to this.

Brian D'Angelo, Covey Road stated his mother-in-law has a homestead and an adjacent lot and he asked if she could tie into both lots. Mr. Glossa stated yes. Mr. Forsberg stated that the documents have to be sent to town counsel. Mr. Viano stated the documents they have submitted are standard ones.

Mr. Forsberg continued this hearing to October 4, 2012 at 8:00 p.m. Atty. Amara asked if the board would entertain closing and then reviewing the documents. The board said no.

11:15 p.m. Tall Pines Definitive Subdivision: Mr. Nottebart moved to waive the reading of the public hearing notice. Motion seconded by Mr. Murtagh and voted 5-0-0. Mr. Murtagh stated the green cards are in order. The applicant was represented by Rick Merrikin, Merrikin Engineering.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (8)

Mr. Merrikin stated this is a subdivision of land located at what use to be 400 Old Post Road and consists of about 4.5 acres. They are proposing to develop the property by constructing a 750' long street ending in a cul-de-sac, which is intended to be a public street, which will create frontage for five lots.

Also, included in the subdivision is an existing ANR lot identified as Lot 1. The corner roundings will come out of this Lot 1. There is a house under construction on it already and its frontage is on Old Post Road. They had previously filed a preliminary plan. An outstanding feature is the evidence of a paper street or private way called Summit Street, which is a 24' strip starting at Old Post Road and going behind Big Y supermarket, which is like a trail. They incorporated the 10' into the property line. It is essentially part of the grass strip. In order to accommodate anyone that has rights in that way, they have a curb cut at the end of the cul-de-sac. They feel this addresses the private way. They also have a letter from Atty. Philip Macchi II covering this portion. The topo slopes around the rear of the property down toward Big Y, which is downhill all the way. There will be one sidewalk on the side where the residents will be. The lots are interconnected and there are underground utilities with three street lights proposed and two hydrants. Five of the houses will have roof infiltration systems. The road will be built to meet grade and they will bring in about 2000 yards of fill material or about 100 truckloads. He doesn't expect there will be a big stockpile of fill.

Mr. Forsberg read comments from the Fire Department, Sewer and Water Commission and Board of Health. He also stated that Saboites Way has been approved by E911.

Ms. Walker stated she would like to send Mr. Macchi's letter to town counsel for review. With regard to documents, nothing has been received as yet and those should probably go to town counsel also. She asked Mr. Merrikin to explain the grading. He stated they have talked to the abutters already regarding the street system. He submitted a letter dated September 19, 2012. He would like to remove Lot 1 from the covenant. Mr. Forsberg read a letter dated September 20, 2012 from Atty. Macchi.

Mr. Merrikin stated he spoke with Big Y's engineers who are from Connecticut and their biggest concern is they have had a couple of situations where water has gone over the hill and caused some problems, which will be eliminated now that they have a road with catch basins and curbing that will intercept the water coming down the hill and directed into the drainage system resulting in a significant improvement. Mr. Forsberg read two letters from Bob LeBlanc dated September 20, 2012.

Mr. Conroy stated there is no land surveyor stamp on the plans and they shouldn't have been reviewed without it. Mr. Merrikin stated he doesn't agree that a stamp is necessary for review, but does think the final approved one needs one. Ms. Walker agrees. Mr. Conroy stated that Lot 1 is either in or out of the subdivision - you can't have it both ways. Mr. Merrikin stated this board has the authority if they choose to use it. Mr. Conroy stated you can't sell a lot from the subdivision without a bond. He would like

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (9)

The details when Ms. Walker does the bond. Mr. Merrikin asked if he wants details of off site work also and Mr. Conroy stated yes. Mr. Merrikin stated there are items that relate to the road and there might be some items that the neighbors and developer agree to. Mr. Conroy stated he would like to see a letter from the abutters stating there are no problems and also confirmation from Big Y. Mr. Merrikin stated something will be coming.

Mr. Murtagh stated he agrees with Ms. Walker that Mr. Macchi's letter has to be reviewed by town counsel. Mr. Nottebart wants to hear what the abutters are feeling. Mr. Conroy stated that Mr. Macchi alluded to issues with the street. He asked if there will be adverse possession issues connected with this and Mr. Merrikin stated not to his knowledge. Mr. Forsberg asked Ms. Walker to check the corner rounding lot and she agreed. Mr. Forsberg asked if underground utilities are marked on the plan and Mr. Merrikin stated yes.

Tony Zographos, 382 Old Post Road stated he wants to be assured that the stuff happening is on the development side of the property. He has been using that road for 35 years for walking the dog, etc. He doesn't want any real changes that will affect his using that. Also, he would like the trees kept there. Mr. Merrikin stated there will be no construction near him. Mr. Zographos asked how does this affect his access to this road and Mr. Merrikin stated there is nothing to be done. Ms. Walker stated it might affect him and Mr. Merrikin stated he can walk on the grass strip. Mr. Zographos asked if he can still walk from Old Post Road to Route 1 and Mr. Merrikin stated yes.

Mary Johnson, 12 Arrowhead stated they are not necessarily opposed to what is going on, but they want to make sure that their issues are taken into consideration. When they bought their house they believed this area was landlocked. They dealt with Big Y and the removal of trees and now they are faced with losing more trees. They talked to Mr. Fox and he agreed to supply more trees. They haven't had water problems in the past, but there are other people who have. She is concerned about water pressure as they have horrible pressure now. Ms. Walker stated the new water tank will not help the bad pressure in this area as they are too close to the tanks. The tanks will change volume, not pressure. Ms. Johnson stated she loses power all the time. Mr. Forsberg stated we don't have much to say about private utilities. Mr. Fox stated he spent time with all the abutters and told them he would mark their backyards and agreed to plant trees for them. Each lot is separate and they will have separate agreements with them. He is trying to keep everyone happy. Mr. Merrikin stated there isn't much they can do about Arrowhead flooding. Nothing they do will alter the water table.

Maria Mayo, an abutter, stated she is buying a lot and supports the subdivision.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2012 (10)

Joel McCarthy, 11 High Plain Terrace stated he met with Bob Fox and he is in favor of this project. He is going to take some big trees down for him and feels this project will be better in the long run. Mr. Merrikin stated the developer has made an effort to talk to the abutters.

Mr. Forsberg stated the revised plans will be ready next week. He continued this hearing to October 4, 2012 at 8:15 p.m. It was moved, seconded and voted to adjourn. The meeting adjourned at 12:35 a.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 10/4/12