

WALPOLE PLANNING BOARD MINUTES OF MAY 6, 2010

A regular meeting of the Town of Walpole Planning Board was held on Thursday, May 6, 2010 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: John Conroy, Chairman; Edward Forsberg, Vice Chairman (7:15 p.m.); John Murtagh, Clerk; Richard Nottebart, Richard Mazzocca (7:08 P.M.); Donald Johnson, Town Planner, and Margaret Walker, Town Engineer.

Minutes: Mr. Conroy moved to accept the minutes of April 15, 2010. Motion seconded by Mr. Nottebart and voted 3-0-0 (Conroy, Nottebart, Murtagh).

Time Cards: Mr. Conroy moved to approve the secretary's time cards as submitted. Motion seconded by Mr. Nottebart and voted 3-0-0 (Conroy, Nottebart, Murtagh). Mr. Conroy moved to approve the planner's time cards. Motion seconded by Mr. Nottebart and voted 4-0-0 (Conroy, Nottebart, Murtagh, Mazzocca).

Legacy Lane: Mr. Conroy moved to set the bond for Legacy Lane at \$8806 as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Nottebart and voted 4-0-0.

The Trails: Ms. Walker stated she has not had an opportunity to review the documents as they were just received. It was moved by Mr. Conroy to accept an extension of time upon which to take action up to and including June 10, 2010 as per a request dated May 6, 2010 from Rick Merrikin, Merrikin Engineering. Motion seconded by Mr. Mazzocca and voted 4-0-0. Mr. Conroy placed this on the board's May 20th agenda.

Mr. Johnson had responded to a request for comments from the Zoning Board. Mr. Conroy asked that we send them a memo stating they are presently before us.

7:22 P.M. Walpole Library, Case No. 10-1 Continued Hearing: Jim DeVellis, DeVellis Zrein, Inc., stated they have conformed to the memo written by the Deputy Fire Chief dated March 29, 2010. They also added two "no parking" signs on School Street and renumbered the municipal spaces. Mr. Conroy asked if the fire lane stripes are shown on the plan and Mr. DeVellis stated no, but that could be a condition of approval. Mr. Murtagh asked if this building is handicap accessible and does it meet State laws. Mr. DeVellis stated yes. Mr. Murtagh asked the life span of the roof and was any other type of roof considered. Mr. Conroy stated it will be flat because it was most economical. Mr. Murtagh asked if they have a "green" plan. Mr. DeVellis stated they are working on it.

There were no further questions or comments. Mr. Conroy moved to close the public hearing. Motion seconded by Mr. Nottebart and voted 5-0-0.

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Mr. Conroy moved to approve with conditions the site plan for the Walpole Public Library, Case No. 10-1 under Section 13 the Town of Walpole Zoning Bylaw as per a plan entitled "The Walpole Public Library, 135 School Street, Walpole, Massachusetts" dated March 5, 2010, latest revision May 5, 2010 by Lerner Ladds & Bartels, Providence, Rhode Island. Motion seconded by Mr. Murtagh and voted 5-0-0.

7:36 P.M. 399 Longview Farm Scenic Road Hearing: Mr. Conroy read the public hearing notice and explained the process to the public. He stated this meeting is a joint hearing with the Planning Board and Tree Warden, Drew Hand. The applicant was represented by Anthony Warren, Joan Walker-Benjamin, and Dave LaPointe from Beals and Thomas.

Mr. LaPointe stated that part of this project involves a new loop driveway which will connect to Lincoln Road. There is an existing stonewall, but to accommodate the driveway, approximately 45' of the stonewall needs to be relocated. The stones will be kept in the same proximity and will be used to enhance the radii. They are proposing to remove two small trees, one which is 6" and the other 8". One is in the footprint of the driveway and the other is a pine tree which will block some of the view when exiting out the driveway. This location was the best location for the driveway as it is at the top of a rise. They will be replacing these trees with numerous other trees. Mr. Johnson asked if the ones they are replacing are on campus property. Mr. LaPointe stated yes.

Mr. Conroy read comments from town boards and committees. Ms. Walker read her comments. She stated there are some other trees near the one on the plan showed as T-1 and she feels they will block the sight distance coming out of the driveway. Mr. LaPointe stated they are trying to keep those trees there. The 160' sight distance is with those trees there. They feel this is adequate. Also, the larger trees contribute to the character of the neighborhood. Ms. Walker stated the driveway has to be safe or it can't be put in. Mr. LaPointe stated that to take them down would be an improvement, but they would like to be allowed to keep them up. Ms. Walker feels those trees need to come down for adequate sight distance. She also stated that there are no traffic volumes to go by. To see far enough down the road, you have to pull way out into Lincoln Road. Mr. Conroy asked if the property line is in the stonewall and Ms. Walker stated yes. Mr. Conroy asked who owns the stonewall and Ms. Walker stated it is in the middle. Mr. LaPointe presented a photo of the trees. Ms. Walker stated that for every tree they are taking down, she recommends they be required to replace it some where in the public way. Mr. Hand stated his recommendation is one for one replacement and Ms. Walker agreed. Ms. Walker asked if they take down trees, are they allowed to replace them on their site or somewhere in the public venue. Mr. Hand stated 12' behind the line of work. Mr. Conroy stated usually you put them where you think we need them. One for one is a good policy.

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Mr. Conroy read a letters from the Walpole Historical Commission dated April 27, 2010 and Drew Hand dated May 6, 2010. Mr. Johnson had no specific comments, but agrees with the one for one tree replacement.

Mr. Forsberg asked if the existing driveway will stay and Mr. Warren stated no it will be removed. He asked if the curb cut will stay the same and Mr. Warren stated yes. Mr. Murtagh stated that this particular area is a 35 m.p.h. zone and it is a bottleneck. He doesn't feel that taking down the trees will do it. He feels the hill will have to be re-graded for better sight. Mr. LaPointe stated they chose this spot because the sight distance to both the east and west is good at this spot. Mr. Murtagh asked the width of Lincoln Road. Mr. LaPointe stated the pavement is about 20' and the proposed driveway is about 21'. Mr. Murtagh feels the hill is a problem. Mr. LaPointe stated again this spot is where they have the best sight distance.

Mr. Nottebart asked if the school buses are full-sized. Mr. Warren stated the largest vehicle will be tractor tractors delivering food or a fire truck and both of those vehicles can make the turn. He stated their concern was to improve safety. The turning radiuses have been reviewed by the town.

Mr. Conroy asked for public comments.

Bill Abbott, 694 West Street: questioned the sight lines to the west. He thinks you can see quite a way down the street, but the road dips down by the larger house. Cars disappear in the dip and asked if they took that into consideration. Mr. LaPointe stated that when they do sight distance calculations, they look at the condition of the roadway and determine when you can see objects at a certain distance off the ground. That is how they arrive at specific numbers.

Maureen Kirkpatrick, 522 Lincoln Road: would like the board to tie these two hearings together and doesn't understand why there are two separate hearings. Mr. Conroy stated there are two separate hearings because we can't condition one on another. Ms. Kirkpatrick asked how we can approve the scenic road request if the site plan is not approved because one is related to another. Mr. Conroy stated they have given us their reasons why they need to cut trees and move the stonewall. If this work doesn't happen in, the application and approval will cease to exist. Ms. Kirkpatrick still takes issue with this request and would like it pushed off until after site plan approval.

Gerry Pike, 340 Lincoln Road: doesn't think the sight distances as submitted are accurate and feels the curb cut will create a severe safety problem. Mr. Conroy stated they are holding a scenic road hearing to take down trees and a portion of the stonewall. They have to show us the sight distance and that will come out in the site plan hearing. We have to wait to see if the sight distances work. That is part of the process. We will not roll the two hearings together. If the site plan is approved and it works, it will be okay. If it doesn't, they will have to refile for the scenic road.

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Duane Rice, 350 Lincoln Road: the board is talking about two trees tonight, but there are some that are not flagged, such as the three trees in the middle of the driveway. He feels the trees we are talking about are further down on the property. He asked if he could meet with Drew Hand and walk the site with him. Mr. LaPointe stated it looks like three trees, but it is a single trunk coming out of the ground and then it splits into three limbs. It has been determined that it is a single tree. Mr. Rice asked Mr. Hand if he agrees that this is one tree and Mr. Hand stated it looks like one coming out of the ground.

John Mosetich, 460 Lincoln Road: when does the driveway become a road? Mr. LaPointe stated this is a privately owned driveway. A road or street would be maintained by the town. This driveway will be maintained by the owner.

Gerry Pike, 349 Lincoln Road: the curb cut they are looking for is approximately 80' which means they will be taking out about 47' of stonewall. The curb cut at Sleepy Hollow is only 65'. This is quite an extensive curb cut. Mr. LaPointe stated it is fairly wide because of fire department access and deliveries, but he believes they are in compliance with town regulations.

Mr. Conroy asked the applicant if they want to defer the scenic hearing and we will take it up upon conclusion of the site plan hearing. Mr. Johnson stated the time frames are different. Mr. Conroy stated neither will not close tonight. Mr. Hand asked if the board wanted him to stay for the next hearing. Mr. Conroy asked if he could come back another night for the conclusion of this hearing and he agreed. Mr. Hand left at 8:20 p.m. Mr. Conroy informed the public this hearing will be continued until after the site plan approval hearing is done and continued this to June 3, 2010 at 7:30 p.m. He stated they will not be re-noticed.

8:20 P.M. Longview Farm, 399 Lincoln Road, Case No. 10-3: Mr. Conroy read the public hearing notice and also a disclosure from Mr. Forsberg. Mr. Forsberg stated he also had called the Ethics Commission and they have said he is allowed to participate in this hearing process. Mr. Conroy stated he is a member of the Sportsmen's Club, but feels that is not a conflict. He feels this is no different than being a member of a gym.

Mr. Conroy explained the process. Mr. Johnson spoke to the purpose of the site plan hearing, why it comes before the Planning Board, how the process works and the Dover Act.

Larry Bongette, 320 Lincoln Road: asked if the Planning Board is also charged with the safety of the residents in the area. Mr. Conroy stated yes as it relates to traffic entering and leaving the site. We concentrate on the buildings and infrastructure. Mr. Bongette asked if the board takes into account any activities that will take place at the school and Mr. Conroy stated no. We only deal with the construction of the buildings, not what goes on inside them. He stated there has to be some State agency that approves this. They can't create a "home" without State approval.

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Mr. Bongette stated their presentation was about the welfare and activities of the residents. He asked if they could bring that up tonight and Mr. Conroy stated we can hear your concerns, but there has to be some other body that would address their concerns. Mr. Bongette stated that if the board feels their presentation is not relevant, they will stop. Mr. Conroy stated we are not trying to shut you up and we will listen. If their activities are within 5' of Lincoln Road, they would be creating a hazard and could possibly need a fence. Mr. Bongette stated they will be showing information that is from the boards and other agencies. Mr. Conroy stated we are bound by this and they are more than welcome to present.

Joan Walker-Benjamin, CEO Home for Little Wanderers, stated they are here to discuss the expansion of services and their ability to provide the highest quality of services. She stated they have been in business since 1799 as the Clifford School and they are New England's largest organization serving family's state wide. They service 10,000 children and families in a year's time by operating community-based outreach programs. They have 600 full and part time employees. The building being used since 1914 is now too old to be used. There is presently a residential and treatment program.

Ms. Walker-Benjamin stated that Longview Farm has been in existence since 1940. They offer special education and also three residential programs. The facility is for boys that are between 10-1/2 and 18 years old. They would like to consolidate the functions of the Clifford School and Longview Farm, which will create a healthy environment for the younger children. They are working to respect the rural atmosphere. Everything will double; 40 students to 80, 20 residents to 40 residents.

Anthony Warren discussed the existing and proposed conditions as shown on the site plan. He stated they have been before the Conservation Commission already. They are dealing with ledge on the site and have tried to avoid blasting as much as possible. The site consists of 160 acres, a lot of which is wet.

They are proposing a central school with four separate residential structures. They have tried to hide as much parking as possible in order to have less impact on the neighborhood. They will be converting the existing school into a medical facility. He stated there will also be a ring road and they plan to separate the younger kids from the older kids. They will have a 16 bed residence and an 8 bed residence and also two cottages. Mr. Warren stated the school is 16,000 s.f. now and what they are proposing is 44,000 s.f. They are in a rural zone and are well within all the required setbacks.

Michael Wittemore, architect, presented a 3-D tour. He stated the dumpsters which are not screened now will be in the future along with all the mechanical equipment.

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Mr. Conroy asked if they have talked to the Building Inspector regarding height requirements. Mr. Wittemore stated no, but they have met with the DRC. They took the average grade around the perimeter of the building and calculated the height average. Mr. Conroy stated they will need to clarify and verify their figures with the Building Inspector. He stated that the materials used on the buildings, doors and windows has nothing to do with us, but if they change the footprint, it does. He asked them to get an opinion or ruling from the Building Inspector.

David LaPointe discussed the Civil Utility Plan and the water line looping which will come off Lincoln Road. He stated they will have dedicated lines for fire protection and will have a pump for the houses. They will also have a water storage tank on site. According to the landscape plan, they are proposing to add a large number of trees of different varieties along Lincoln Road which will compliment the cottages. They are asking for relief from a fence as one of the abutters has a nice one and they will enhance it with plantings. Anthony Warren stated they have had four meetings with the abutters and had two site tours. They also had individual meetings with Engineering, DPW, Town Planner, Concom, Fire Department and two meeting with the DRC. They are proposing to screen the 20,000 gallon above ground water tank.

Mr. LaPointe discussed Engineering comments. Mr. Johnson handed out a letter from Beals and Thomas dated May 6, 2010 which also addressed Ms. Walker's comments. Mr. Warren also discussed the ring road. He stated that service vehicles will be parked behind the building and screened.

Mr. Conroy read comments from other town boards and committees. Mr. Johnson read his comments. Mr. Murtagh stated he shares the concerns stated by Bill Abbott and feels they are providing a wonderful service at Longview Farm. Mr. Forsberg asked if they will be limited to 80 students during the day and Ms. Walker-Benjamin stated yes. He stated they will need Board of Health approval for the septic system and Mr. LaPointe stated he knows that. Regarding staff, Mr. Forsberg asked if anyone stays overnight and Ms. Walker-Benjamin stated there is staff there, but they don't sleep. They are awake during the night. Regarding the propane tank, Mr. Forsberg asked him to check with the fire department to find out the distances required from windows and buildings and to add that to the plan. He questioned the times the generator would be tested and Mr. Warren stated it would be monthly and will not interfere with anything. Mr. Forsberg asked that it be done during the day, not at night. He questioned the lighting and Mr. LaPointe there will be fifteen poles in accordance with the zoning bylaw with recessed bulbs. There will be different watts used walkways, driveways, etc. Mr. Forsberg suggested that maybe every other one could be shut off at 10:00 p.m. or at least dimmed down. Mr. Warren agreed. Mr. Forsberg asked if there would be any building mounted lights and Mr. Warren stated yes they do have some located at the entrances. Mr. Mazzocca questioned the new driveway and parking lots and asked if everything will match. Mr. Warren stated the ring entrance will be top coated so it will be consistent throughout the site.

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They will also be doing seal coating. Mr. Mazzocca asked the condition of the old parking lot and Mr. Warren stated it is not in bad shape, but it is not presently striped. They are not going to replace it. Mr. Mazzocca suggested that be considered to keep things consistent. Mr. Warren stated they could top coat it. Mr. Mazzocca asked the hours of operation, morning drop off and afternoon pick up. He asked if there is a sense of the number of buses in and out. Mr. Warren stated there are 12 buses in and out and also smaller vans and mini buses. Mr. Mazzocca stated that hopefully they will not be queuing onto Lincoln Road. Mr. Warren stated it is shown on the plan where they will be queuing. Mr. Mazzocca asked if they will all enter at the same time. Mr. LaPointe stated no times will be staggered. Mr. Mazzocca asked if there will be something between the buildings and Mr. Warren stated there will be a courtyard. There will also be a plateau retaining wall. Mr. Mazzocca stated that after meeting with the neighborhood, the driveway was moved 50'. Mr. Warren showed where it was originally going to be and where it is now. He stated that the width was also reduced by 5'. Originally the parking area was twice this size, but they moved half of it behind one of the larger residences. Mr. Mazzocca asked if kids can get near the detention basin. Mr. Warren stated most of it is very shallow.

Mr. Conroy asked the applicant if they have a ruling from the Building Inspector as to whether or not this falls under the Dover Act. He stated that because they are adding dorms, he doesn't know if that is considered an additional use or not. Anjali Chitre, of Wilmer Hale, 60 State Street, Boston, the applicant's attorney, stated that a dorm is an accessory use and should be treated that way. Mr. Conroy stated a dorm is a dorm. He feels we should seek Town Counsel's opinion as to how this falls into the Section B2 Use Table and also if this includes the use of a dorm under that exemption. Mr. Wittemore stated that is considered part of their educational process. Mr. Conroy stated not all the kids live on site, so we need to know this meets the criteria. Mr. Conroy asked if they can explain how this operates during the day with regard to the outside so we know where everybody is and what they are doing.

Edie Janus, Program Director: this facility operates 365 days per year. There will be a middle school and high school and most of the activities are inside the buildings. The classrooms are self-contained and supervision is higher than the high school. There are scheduled field trips. The pool is supervised by some the staff who are lifeguards. Mr. Conroy asked if the fence around the pool will be staying and Ms. Janus stated yes. He questioned if there will be outside lighting for night time activities and Mr. Warren stated no. Mr. Conroy asked the hours of school and Ms. Janus stated Monday through Friday from 8:10 a.m. to 2:25 p.m. He asked at what time they stop outside activities and Ms. Janus stated at dark. He asked if any lighting is planned for the baseball or soccer fields and Mr. Warren stated no. Mr. Conroy asked if they plan on doing anything with the pond on site and Mr. Warren stated no, but they will put in an erosion control barrier. Mr. Conroy asked if the younger children will be protected and Ms. Janus stated yes. Mr. Conroy feels the pond and pool should be fenced and asked them to check with the Building Inspector.

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Mr. Bonnette, 320 Lincoln Road asked if he could present first at the next hearing. Mr. Conroy agreed.

Bill Abbott, 694 West Street: concerned with the sight lines. He is also concerned with the water service. They are putting in a 20,000 gallon tank to address fire safety and questioned how long that would last in case of a fire. The water line is a 6" unlined pipe and gets smaller and smaller inside which would not allow a lot of water to go through. Mr. Warren stated they have done flow tests on the existing water line. The water commissioner and the fire department came up with the capacity of the 20,000 gallon tank. Mr. Abbott stated a leak or fire would diminish this quickly. Mr. Wittemore stated all the buildings on site will be sprinklered.

Cheryl Gustafson, 468 Lincoln Road: they live in an acoustical bowl and asked if any studies have been done at the site specifically they can hear the trash truck coming up the street at 5:30 in the morning and the dumpsters are near the residential areas. She asked if there will be activities after 9:00 p.m. Mr. Conroy stated we can limit the emptying of the dumpsters within our approval; there will be no outside lighting; and, activities will be completed by dark. Mr. Wittemore stated that deliveries and dumpster pick up does create noise so they moved the dumpster back 250' on the site and there will be screening, fencing and plantings. They also looked at the potential for noise from the HVAC equipment which will not be on the roof. They have consulted with an acoustical engineer and the projected decibel level is 46 decibels which is a considerable improvement over what is there now. Mr. Conroy asked if all the buildings are air conditioned and Ms. Walker stated yes.

Ms. Gustafson asked if they have statistics for the property across the street at 380 Lincoln Road and have those statistics been taken into account for traffic and usage as it pertains to what they are doing tonight. Mr. Warren stated there are no plans to change the use of the structure on that parcel. The Star Program has been there for a long time on that piece of property. Edie Janus it is used for 45-day assessments and can handle eight kids for 12-17 year olds. This is a program of the home, but separately licensed. Mr. Warren stated they do not share the Longview Farm resources. Mr. Conroy asked if this parcel is part of the plan and Mr. Warren stated no, it is across the street

Maureen Kirkpatrick, 522 Lincoln Road: water is a big concern and asked if they can request a peer review to study the water calculations to ensure that it is suitable. Mr. Conroy stated the town owns the water line and if it isn't up to par, we should be replacing it, not the applicant. If they change the water tank at all, they will have to come back to us. The fire department will also be a part of that change. Ms. Kirkpatrick asked even if it is prior to issuing a building permit and Mr. Conroy stated yes.

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Brenda Mosetich, 460 Lincoln Road: questioned the older students and asked if their requirements are being met for supervision. Ms. Janus stated they neighbors can call if they are not. Ms. Mosetich stated she has called before because there are kids are out there smoking cigarettes and she also had to call once because a student was not on school grounds. She has seen kids taken out in restraints and would like better reassurances as it is a serious concern. Mr. Conroy asked what agency they fall under. Ms. Janus stated the school is licensed by the Department of Education and EEC. He asked if Ms. Mosetich could contact that agency with a problem and Ms. Janus stated yes.

Brian Davis, 32 Wagon Road: wants to speak in support of this. He is on the Board of Directors and feels the need for this type of facility is acute. They are trying to move this program from Boston to Walpole. There are roughly twelve calls to the Police Department per year and most of the calls are for kids who have disappeared for 20 minutes. That is the policy. These kids face all kinds of problems.

Mr. Mosetich, 460 Lincoln Road: feels twenty minutes is too long. He has two kids. Brenda Mosetich stated she works with children who are similar to this. She is looking to have people take a closer look at the children and facility because of the neighborhood and children in the neighborhood.

Ms. Janus stated that regarding the Star building and program, they have 45 days to evaluate individual students.

Ms. Walker-Benjamin stated that the kids come to them through the Commonwealth of Massachusetts.

Lynne Bonnette, 320 Lincoln Road: questioned if girls will be residential. Ms. Walker-Benjamin stated that at this time they have no intention of high school girls living there, but they will be schooled there.

Mr. Conroy asked if they have to file something every year or two because they are licensed and Ms. Walker-Benjamin stated yes. Mr. Conroy asked if the abutters are noticed and Ms. Walker-Benjamin stated no. He asked if they could have teenage girls there and Ms. Walker-Benjamin stated they would have to be re-licensed to do that. Mr. Conroy asked if we can condition the site plan based on that. He asked Mr. Johnson to check with town counsel on that. Mr. Mazzocca asked if the concern is that there will be a mix of boys and girls or that you would have all girls or all boys? One of the abutters stated he was concerned about the mix of boys and girls.

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Mark Lauren, 11 Plain Street: questioned what was being demolished. Mr. Forsberg stated the plans show three buildings being razed. Mr. Conroy questioned the age of the house being razed and Mr. Warren stated it is very old and they know they have to go to the Historical Commission. Mr. Lauren questioned the dormers on the existing school and asked what they are for. Mr. Warren stated they are for additional lighting for the administrative area. Mr. Lauren asked if anything will be removed from the site such as any unsuitable material. Mr. Warren stated it could be taken off site, but they will be re-using the top soil. Some of the unsuitable soil could be taken off site. Mr. Lauren asked if they are planning on stockpiling it and Mr. Warren stated he is not sure, but will discuss that with the Conservation Commission. Mr. Lauren asked the type of fuel to be used for the generator. Mr. Warren stated it will be diesel. It is a small tank sized for only 24-hour running time. Mr. Conroy asked if the total disturbance in acres triggered a land disturbance permit and if they need an erosion control plan. Mr. LaPointe stated it was triggered and they will do the filing.

Cheryl Gustafson, 468 Lincoln Road: asked if there are girls at the Clifford School now. Ms. Janus stated they are licensed for girls, but only have boys there right now.

Mr. Conroy stated they talked about raising money. He asked if they have the money for this project. Brian Davis stated no, not yet. Mr. Conroy asked how close they are to being there. Mr. Davis stated they needed to raise 18 million dollars. Mr. Walker-Benjamin stated they have 7.2 million now and would like 8 million by June. They could then go back to the Yawkey Foundation for funding. Mr. Conroy stated that if you do have approval, you only have two years to start the project. You would have to build all or nothing. You are asking us to approve everything you hope to build, which may never get built. If you go ahead and we approve what is on the plan before us and you don't complete everything on the plan, you may never get an occupancy permit. He stated maybe they should think about phasing. Mr. Warren stated if there is going to be a phasing plan they should talk about. Mr. Conroy stated if you are thinking you will phase, then Phase I could be the two cottages as one site plan and then Phase II could be the other buildings. Mr. Conroy stated right now you are asking us to approve everything. If you are not 100% sure you will have the money, you should probably phase the project.

Mr. Conroy asked if they would put the ring road and water tank on the Phase I plan and Mr. Warren stated yes. Mr. Conroy stated you can't get a final occupancy until the site plan has met all the criteria approved. If you think there is a real possibility that money could be a problem, you might want to add another site plan for the smaller portion. Mr. Warren stated if it stays the way it is today, there will probably be no expansion.

Mr. Johnson stated he is hearing something different from what he previously heard. Mr. Conroy stated this is like the Walpole Mall. They had to build it all out, whether they had a tenant or not.

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There were no further comments or questions.

Mr. Conroy asked for an extension of time on both the Scenic Road hearing and the site plan hearing.

Mr. Warren submitted an extension of time on which to take action on both applications up to and including June 30, 2010. Mr. Conroy moved to accept an extension of time up to and including June 30, 2010 for Longview Farm, Case No. 10-3 and 399 Lincoln Road Scenic Road hearing. Motion seconded by Mr. Nottbart and voted 5-0-0.

Mr. Conroy continued the Longview Farm Site Plan hearing, Case No. 10-3 to June 3, 2010 at 7:30 p.m. and Longview Farm Scenic Road to June 3, 2010 at 7:31 p.m. He informed the people at the hearing, they will not be re-noticed of the continued hearings.

Agendas: Mr. Forsberg would like to receive comments and back up information, such as the Planner's report, on the Friday before our meetings, which would allow the board the weekend to review the information. In order to do that, it was agreed that meeting agendas would close at the end of the day on Thursday prior to a meeting week.

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

Respectfully submitted,

John Murtagh, Clerk

Accepted May 20, 2010