

WALPOLE PLANNING BOARD MINUTES OF MARCH 4, 2010

A regular meeting of the Town of Walpole Planning Board was held on Thursday, March 4, 2010 at 7:00 P.M. in the Main Meeting Room in Town Hall. The following members were present: John Conroy, Chairman; John Murtagh, Clerk; Richard Mazzocca, Richard Nottebart, Don Johnson, Town Planner.

Minutes: Mr. Conroy moved to accept the minutes submitted by the Town Planner for the meeting of February 4, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Mr. Conroy moved to accept the minutes submitted by the Town Planner for the meeting of February 18, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Time Cards: Mr. Conroy moved to accept the Planner's time cards as submitted. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Conroy moved to accept the secretary's time cards as submitted for sick time. Motion seconded by Mr. Mazzocca and voted 4-0-0. Mr. Conroy moved to accept the secretary's time cards for week ending March 5, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

BioTech Meeting: Mr. Conroy read an email from Stephanie Mercandetti dated March 3, 2010 informing the board of the third biotech meeting scheduled for March 9 at 8:00 p.m.

Toll Bros. Open Space: Mark Kablack, 95A Turnpike Road, Westborough submitted a letter dated March 1, 2010 regarding the Open Space Restriction Documents for the Bird Estates. Mr. Conroy requested Mr. Johnson to review this submittal prior to the next meeting.

Town Meeting Article 24: Mr. Conroy moved to accept Article 24 as submitted by the Board of Selectmen on February 23, 2010 and to hold the public hearing for this article on April 1, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Town Meeting Article 25: Mr. Conroy moved to accept Article 25 as submitted by the Board of Selectmen on February 11, 2010 and to hold the public hearing for this article on April 1, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Town Meeting Article 26: Mr. Conroy moved to accept Article 26 as submitted by the Board of Selectmen on February 23, 2010 and to hold the public hearing on April 1, 2010. Motion seconded by Mr. Mazzocca and voted 4-0-0.

The Trails Subdivision: Mr. Conroy moved to grant an extension of time up to and including May 7, 2010 for plan endorsement and acceptance of subdivision documents as per request of the applicant's engineer, Richard Merrikin. Motion seconded by Mr. Mazzocca and voted 4-0-0.

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T-Mobile, 41 Wagon Road, Case No. 09-11: Mr. Conroy moved to endorse the site plan for T-Mobile, 41 Wagon Road as submitted and reviewed by the town planner. Said plan entitled Wagon Road Water Tank consists of nine pages. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Mr. Conroy asked the town planner to check all signature blocks in the future to make sure that it is only on the pages that are pertinent to the Planning Board. Mr. Johnson agreed.

Terri Feurasanger, T-Mobile's representative, took the endorsed plan and will return three copies to the office.

Pinebrook Estates: Mr. Conroy moved to sign the Pinebrook Estates agreement as chairman of the Planning Board and further to authorize the Board's clerk, John Murtagh, to sign a letter certifying that it was voted to allow the chairman to sign the Settlement and Release Agreement for the Pinebrook Estates Subdivision and to authorize the Chairman of the Planning Board to sign said agreement. Motion seconded by Mr. Mazzocca and voted 4-0-0.

7:33 P.M. T-Mobile, 153 Washington Street, Case No. 09-13 Continued Hearing: The applicant was represented by Terri Feurasanger, Site Acquisition Specialist. She stated this site is in an LM district. They are proposing to install six (6) antennas on top of the penthouse presently located on the top floor of the building, which will provide camouflage. Also the associated ground wires will be enclosed and screened from public view as will the entire installation. The entire project will be in accordance with the current zoning bylaw. They are planning on using fiberglass and they will be using the existing facility. It will be basically unmanned with a visit by personnel once or twice a month to ensure there are no problems. This building offers a unique opportunity without building a new tower. It will be very unobtrusive.

Ms. Feurasanger stated they have approval from the Zoning Board of Appeals already. Mr. Murtagh asked if there are emissions. Ms. Feurasanger stated yes. She stated they will be putting up signage for compliance to emissions and there will be testings done once a year by an independent person. Mr. Murtagh asked if she knew the emission amounts and she stated it was very low, like .002% of what is allowed.

Mr. Conroy read comments received from town boards and committees. Mr. Conroy asked for comments from the board and from the public and there were none. Mr. Conroy asked why T-Mobile didn't go for the smokestack at H&V. Ms. Feurasanger stated they tried to lease it, but H&V wasn't interested.

Mr. Conroy moved to close the public hearing. Motion seconded by Mr. Mazzocca and voted 4-0-0.

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Mr. Conroy moved to approve the site plan for T-Mobile, 153 Washington Street, Case No. 09-13. Said approval is subject to ten (10) standard conditions and four (4) special conditions. Motion seconded by Mr. Nottebart and voted 4-0-0.

Work shop: The board agreed that Mr. Johnson will attend a workshop in Worcester on March 17th. Attendance at this workshop will give him continuing education credits.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 3/18/10