

## WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 6, 2012

A regular meeting of the Walpole Planning Board was held on Thursday, September 6, 2012 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: Edward Forsberg, Chairman; Richard Nottebart, Vice Chairman; John Murtagh, Clerk, Richard Mazzocca, and Margaret Walker, Town Engineer.

**Minutes:** Mr. Forsberg moved to approve the minutes of August 16, 2012. Motion seconded by Mr. Nottebart and voted 4-0-0.

**Time Cards:** Mr. Forsberg moved to approve the secretary's time cards. Motion seconded by Mr. Nottebart and voted 4-0-0.

**Swan Meadow Definitive Subdivision:** Mr. Forsberg moved to endorse the Swan Meadow Definitive plan as requested by the applicant's attorney, Philip Macchi. Ms. Walker stated that the only question she has is regarding a request dated July 19, 2012 from Rick Mattson on behalf of the Sewer and Water Commission asking that 1) the developer investigate the feasibility of looping the water main to Lakeview Drive and securing the easements to do so; 2) should the developer choose to connect to town water, the water main shall be constructed in the conventional manner as per the plans dated May 7, 2012, Sheet #4; and, 3) meter pits shall be installed for any house in excess of 100' from the street line. Mr. Nottebart read a letter submitted by Mr. Macchi which was given to him from the abutters dated September 6, 2012. Motion seconded 4-0-0. Mr. Macchi took the mylars and will return copies of the endorsed plans to the office.

**Swan Meadow Documents:** Mr. Forsberg moved to accept the Form F covenant, the Mutual Maintenance Agreement and the Corner Roundings Agreement. Mr. Mazzocca seconded the motion and it was voted 4-0-0. Mr. Forsberg moved to endorse the Covenant with the Town of Walpole. Motion seconded by Mr. Mazzocca and voted 4-0-0. Mr. Macchi took the documents and will return recorded copies to the office.

**Old Post Road Water Tank:** Mr. Forsberg read a memo from the Sewer and Water Commission dated August 28, 2012. It was agreed that the Planning Board would not respond to the memo. According to Ms. Walker, the plans are not ready for endorsement; therefore, Mr. Forsberg moved that to the September 20<sup>th</sup> agenda.

**High Oaks IV – Lot 113:** Mr. Forsberg read correspondence from the Conservation Commission dated September 6, 2012, the Board of Selectmen dated September 5, 2012 and the Sewer and Water Commissioners dated August 29, 2012. It was agreed to table this until a solution is reached.

**7:40 p.m. Stephanie Mercandetti, Economic & Community Development Director re Solar Overlay Presentation:** Mr. Forsberg stated he told Ms. Mercandetti not to attend tonight's meeting as the public hearing on this article is scheduled for October 4, 2012. Mr. Nottebart asked if Jack Mee got back to us regarding impervious/pervious cover and the secretary stated no.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 6, 2012 (2)

Mr. Nottebart asked that we contact the Building Inspector for an opinion before the October 4<sup>th</sup> hearing. Mr. Forsberg asked how this will be taxed and Mr. Nottebart stated that Ms. Mercandetti stated that is not our business.

**7:50 p.m. Tall Pines Definitive Subdivision:** Mr. Forsberg stated that according to the applicant's engineer, Rick Merrikin, he forgot to notice the abutters of tonight's hearing. He stated we have requested an opinion from town counsel asking how we should proceed; i.e., does this application have to be withdrawn and refiled, etc. Town Counsel stated the abutters need to be properly noticed and tonight's hearing continued without testimony. Mr. Forsberg moved to continue this hearing to September 20, 2012 at 8:00 p.m. Motion seconded by Mr. Murtagh and voted 4-0-0.

**8:00 p.m. Iorio Common Driveway Special Permit, Case No. 12-11:** Mr. Forsberg read an email dated August 14, 2012 from Rob Truax, GLM Engineering, on behalf of Blades Realty Trust asking that this application be withdrawn without prejudice. Mr. Forsberg moved to allow the applicant to withdraw Case No. 12-11 without prejudice. Motion seconded by Mr. Nottebart and voted 4-0-0.

**8:15 P.M. Southridge Farm, 400 South Street, Site Plan Approval, Case No. 12-8 and Special Permit, Case No. 12-9:** Mr. Forsberg read the decision rendered by the Zoning Board of Appeals granting a special permit to P. J. Hayes for a retail business. There were no further questions or comments. There were no abutters present.

Mr. Truax requested the hearing for the special permit and site plan approval be closed. Mr. Forsberg moved to close the hearing for Site Plan Approval, Case No. 12-8. Motion seconded by Mr. Nottebart and voted 4-0-0. Mr. Forsberg moved to close the public hearing for a Special Permit, Case No. 12-9. Motion seconded by Mr. Nottebart and voted 4-0-0.

Mr. Forsberg moved to approve a request for a Special Permit for Case No. 12-9 under but not limited to Section 12:3.C(4) Area 3 of the Zoning Bylaws. The proposed project will render more than 15% impervious coverage but will not exceed the impervious coverage permitted within the underlying Industrial Zone District. A stormwater management system has been designed to infiltrate the increase in surface water runoff. The stormwater management system is designed in compliance with the latest Massachusetts Stormwater Management Standards all as shown on a plan entitled "Site Plan of Land Southridge Farm in Walpole, MA" dated February 7, 2012 drawn by GLM Engineering, 19 Exchange Street, Holliston, MA as may be amended. Motion seconded by Mr. Mazzocca and voted 4-0-0.

Mr. Forsberg moved to approve a request for site plan approval for Case No. 12-8 under Section 13 of the Zoning Bylaws to allow the construction of an outdoor display area for retail of materials and products at Southridge Farm as shown on a plan entitled "Site Plan of Land Southridge Farm in Walpole, MA" dated February 7, 2012 drawn by GLM

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 6, 2012 (3)

Engineering, 19 Exchange Street, Holliston, MA as may be amended subject to twenty-nine (29) standard conditions and one (1) special condition. Motion seconded by Mr. Mazzocca and voted 4-0-0.

It was agreed that the Special Permit approval will be incorporated into the Site Plan decision and the Site Plan Approval will be incorporated into the Special Permit decision.

**ANR – Pinnacle Drive, Lot 25-C:** Mr. Mazzocca moved to endorse an ANR plan of land entitled “Plan of Land in Walpole, MA” dated August 13, 2012 by Colonial Engineering, Inc., 11 Awl Street, Medway, MA finding Form A in order and subdivision control not required. Motion seconded by Mr. Nottebart and voted 4-0-0. Said property is shown as Lot 25C, Assessors Map 19, Parcel 183, Zoning District General Residence and is owned by John Hasenjaeger, October Realty Trust, P. O. Box 661, Norwood, MA.

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:15 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 10/4/12