

## WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 18, 2010

The Town of Walpole Planning Board held a regular meeting on Thursday, February 18, 2010 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: John Conroy, Chairman; Richard Mazzocca; Richard Nottebart; John Murtagh, Clerk (7:03 p.m.); and Edward Forsberg, Vice Chairman (7:25 p.m.). Donald Johnson, Town Planner; and Margaret Walker, Town Engineer; were also present.

### **Other Business:**

**Time Cards:** Mr. Conroy moved to approve the Town Planner's time cards for the weeks ending 2/5/10 and 2/12/10. Motion seconded by Mr. Mazzocca and voted 3-0-0.

**Evaluations:** No action taken.

**Board of Selectmen Re: Spring Town Meeting Warrant Article(s):** The Board of Selectmen had submitted an additional zoning bylaw amendment article to the Planning Board, having to do with signage, to allow electronic message centers, an emerging technology. Mr. Johnson noted that two more articles, to insert biotech in the use table and provide definitions, and to establish a biotech overlay district around the Siemens property on Coney Street, would likely be forthcoming next week. The Board will discuss the times and arrangements for the hearings and notices on these articles, which will take place on April 1, 2010, at the March 4, 2010 Planning Board meeting. Mr. Johnson will email the Board members copies of the articles as drafted to date.

**Commerford's Corner:** Ms. Walker mentioned that it has been reported to the Engineering Department that trucks with fill have been observed entering and leaving the site, but the Engineering Department had not been requested to inspect any work on the subdivision. The Board directed Mr. Johnson to ask Jack Mee, Building Commissioner, to check to see if there had been any violations on the site of Section 5-D of the Zoning Bylaw pertaining to excavation and filling of earth.

**Farmview Estates:** Ms. Walker mentioned that Bank of America is finished with the arrangements that will allow the Town to obtain the easements at the end of the cul-de-sac, John Anderson was working on as-built plans, and the subdivision would be ready for release soon and was expected to be ready for street acceptance at the 2010 Fall Town Meeting. Ms. Walker also referenced another easement between two lots for property to the north of the subdivision, but Mr. Conroy said the Town doesn't need it.

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### **ANRs/Bonds/Subdivisions:**

**Request of Philip H. Macchi Re: Malo Terrace Revocation:** This will be taken up as a business item after the 20 day appeal period on the Legacy Lane subdivision is over and the plan has been endorsed.

### **Correspondence:**

#### **Proposal for the 2010 DLTA Program at the Metropolitan Area Planning Council:**

Mr. Johnson said over the past two weeks he had had several meetings and discussions with Stephanie Mercandetti, Economic Development and Grants Officer, relative to this program, and that at the last Planning Board meeting the Board and he had discussed using this MAPC funding source for a study of the area around and including the Bargain Outlet site for an Economic Development Overlay Zoning District/future 43D site. Ms. Mercandetti and he had found out quite suddenly, the previous week (week of February 8), that the application had to be submitted to MAPC by Friday, February 12 to be considered at all, so the application had been submitted. He passed out hard copies of the application (which was a 1½ page letter) to the Board members. At the Board members' request, Mr. Johnson would email information to them on the application process to assure Board members that this project would have no cost to the Town.

**Jack Mee Re: DRC Meeting/Allied:** Mr. Johnson said this was an email message with accompanying documents that Mr. Mee had sent to the Design Review Committee (DRC) members to provide them with updated information on Allied Recycling in preparation for a DRC meeting with Ed Sciaba of Allied Recycling on the morning of February 22, 2010. That meeting was expected to be for discussing Allied's informal site plans for input from the Design Review Committee before they file any formal site plans or permits with the Town for new construction activities. The Board members asked Mr. Johnson to email this correspondence to them.

Mr. Johnson said that also at the February 2, 2010 DRC meeting representatives of the Home for Little Wanderers would be discussing their informal site plans based on their input from the neighborhood meeting they had had on February 4, 2010, for further input from the DRC before they file any formal site plans or permits with the Town for new construction activities.

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### **Appointments:**

**7:30 P.M. T-Mobile, 153 Washington Street, Case No. 09-13:** Mr. Conroy read the hearing notice. He also read a letter dated February 17, 2010 from Francis D. Parisi, Esq., attorney for T-Mobile, in which Mr. Parisi requested that the hearing be continued to the March 4, 2010 Planning Board meeting. Mr. Conroy moved to continue the hearing to March 4, 2010 at 7:30 p.m. Motion seconded by Mr. Mazzocca and voted 5-0-0. No evidence was heard. In his letter, Mr. Parisi had also agreed to extend the time by which a written decision must be entered in connection with the site plan review application to March 12, 2010, but Mr. Johnson noted that a vote for action on that matter was not necessary because the Board had already voted at the January 7, 2010 meeting to extend the time period for final action on the application to March 15, 2010 pursuant to the request for that action in a letter dated January 7, 2010 from Terri Feuersanger of Tower Resource Management, applicant for T-Mobile.

**7:45 P.M. Cary Orlandi, d/b/a Millbrook Homes, 2255 Route 1, Case No. 09-12, continued hearing:** Mr. Conroy read a letter dated January 28, 2010 from Cary Orlandi, applicant, in which Mr. Orlandi requested to withdraw the site plan review application without prejudice. Mr. Conroy moved to allow the applicant to withdraw the site plan review application without prejudice. Motion seconded by Mr. Murtagh and voted 5-0-0. Mr. Conroy moved to close the public hearing as there was no longer a site plan review application before the Board. Motion seconded by Mr. Nottebart and voted 5-0-0.

### **Adjournment:**

Mr. Forsberg moved to adjourn the meeting. Motion seconded by Mr. Nottebart and voted 5-0-0. The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

John Murtagh, Clerk

Accepted 3/4/10