

## WALPOLE PLANNING BOARD MINUTES OF AUGUST 16, 2012

A regular meeting of the Walpole Planning Board was held on Thursday, August 16, 2012 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: Edward Forsberg, Chairman; Richard Nottbart, Vice Chairman; John Murtagh, Clerk, John Conroy, Margaret Walker, Town Engineer.

**Minutes:** Mr. Forsberg moved to accept the minutes of July 19, 2012. Motion seconded by Mr. Nottbart and voted 4-0-0.

**Walpole Park South:** Ms. Walker stated she is all set with the figure she submitted for bond reduction. Dan Merrikin, Merrikin Engineering, stated there is still some paperwork that needs to be done along with street acceptance plans, which is why they didn't request a bond release. Mr. Forsberg moved to reduce the bond for the Walpole Park South subdivision per request of the applicant, Donnell Murphy, by \$237,876.00 as recommendation by Margaret Walker. Motion seconded by Mr. Nottbart. Mr. Conroy asked if this subdivision will be ready for acceptance at this Fall town meeting and Mr. Merrikin stated there is not enough time, so it will be Spring. Mr. Murtagh asked Ms. Walker if she is comfortable with retaining \$45,000 and she stated yes as that is more than enough. Mr. Conroy asked if it was stipulated that it would be done this year when we re-set the bond and Atty. Philip Macchi II stated yes, but the date is June 30, 2013. Motion voted 4-0-0.

**Plimptonville Crossing Plan Endorsement:** Mr. Forsberg read a letter dated August 10, 2012 from Margaret Walker, Town Engineer, stating she is all set and also a letter from Capt. Stephen Smith approving Tilton Court as the street name. Mr. Forsberg moved to endorse the plans for Plimptonville Crossing. Motion seconded by Mr. Murtagh and voted 4-0-0. Mr. Merrikin took the endorsed plans and will return four copies to the office.

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

**Lincoln Farm Estates (Deerfield Drive):** Ms. Walker updated the status of this subdivision for the board. She stated that this has never been accepted, although it was suppose to be. She stated she will do an article next spring for Deerfield Drive, along with North Street Circle and Starlight Drive.

**Niden Woods:** Ms. Walker updated the board with regard to this subdivision. Mr. Forsberg stated this needs to be finished properly and timely.

**Hunters Lane (576 Common Street) Subdivision:** Mr. Macchi submitted proof of recording of the documents for this subdivision.

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**High Oaks IV (Millbrook Avenue):** Mr. Forsberg read a letter dated July 25, 2012 from John Walsh, Walsh Contracting, 82 North Avenue, Attleboro, MA requesting 1) acceptance of construction of Millbrook Avenue from STA 0+00+/- to 26.07+/-; 2) acceptance of the pumping station and at that time a signed deed will be issued to the town for the land and equipment relating to the pump station; 3) requesting a vote of the Planning Board to remove the restriction on Lot 113 and endorse a new plan for Lot 113 showing the endorsement removed. Upon completion of these items, Mr. Walsh will issue a check for \$200,000 to upgrade existing town fields. Mr. Forsberg feels we should send a letter to the Selectmen before proceeding to make sure they are in agreement with us. Mr. Conroy stated the Selectmen need to come up with a way for us to do this which hasn't happened yet. He stated the Sewer and Water Commission cannot refuse to take over the pump station and Ms. Walker stated disagreed. Mr. Forsberg suggested we ask for guidance from town counsel on this as to how we should proceed. He feels we should also copy the Conservation Commission and Sewer and Water and ask for their input. Mr. Nottebart moved to send a letter to the Selectmen, Town Administrator, ConCom and Sewer and Water asking for their guidance and input as to how we should move forward. Motion seconded by Mr. Forsberg and voted 4-0-0.

**7:43 p.m. Northridge Farm Subdivision Continued Hearing:** Michael Viano, Atty. Cindy Amara and Scott McInty were present. Mr. Viano discussed comments provided by the town engineer and also submitted revised plans as recommended by the Conservation Commission with regard to drainage. He will be meeting with the Conservation Commission on September 12. Mr. Viano stated they enlarged the size of the culvert by 36" to allow critters to get through it, but the major change is the drainage. This was originally going to be an eight lot subdivision, but they cut it back to seven. With regard to the culvert, Mr. Conroy asked that Mr. Viano check with Jack Mee to find out if bars are required because of the kids getting into it. Mr. Nottebart asked if it will be the homeowners' responsibility to maintain the basins and Mr. Viano stated yes and by making it a part of the landscape, it is simple maintenance. Mr. Nottebart asked if this is the recommendation of the Conservation Commission and Mr. Viano stated yes along with DEP. Ms. Walker stated the people need to know if they don't maintain it, they will have a flea infested swamp in their front yard.

Mr. Viano stated they added a sheet showing a temporary berm along with the addition of various things to the detail sheets. The ConCom was going to close, but they asked them not to. Mr. Nottebart asked how much fill will be brought in and Mr. Viano stated approximately 4,000 yards or 160 trucks. Mr. Forsberg asked if they will need a special permit or is it okay because it is part of the subdivision and Mr. Conroy stated it is okay because of the subdivision process. Mr. Forsberg stated don't forget to put the conduit under the streets for the street lights. He asked that they plan ahead and not be like Niden Woods who has an issue because they forgot. He stated they are now forewarned. Mr. Conroy asked if there will be underground utilities or not and Mr. Viano stated underground.

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Mr. Forsberg stated he is still surprised that Sewer and Water will accept forced mains. Ms. Walker there is not a lot of options. Mr. Nottebart asked if there are a lot in town and Ms. Walker stated they are up and coming. Mr. Viano stated they are installing two lines; one for this subdivision and one that will belong to the town for 19 houses. Mr. Nottebart asked if Sewer and Water has seen the new plan and Ms. Walker stated yes. Mr. Forsberg read a letter from Sewer and Water dated May 12, 2012. Mr. Viano stated they never asked them about water. Mr. Forsberg stated we would like a vote from them on the Sewer and Water system. Mr. Murtagh stated he has a problem with retention basins over the winter. He prefers a detention basin that empties out after a storm. Mr. Forsberg asked how much water they will hold and Mr. Viano stated he was told that these three hold more than the original one plus they exceed what is required.

Mr. Nottebart moved that the revised plans be sent out for comments to the Conservation Commission, Sewer and Water, Engineering and Board of Health. Motion seconded by Mr. Murtagh and voted 4-0-0. Mr. Viano granted the board an extension of time upon which to take action up to and including October 31, 2012. Mr. Forsberg moved to accept an extension of time up to and including October 31, 2012. Motion seconded by Mr. Nottebart and voted 4-0-0. Mr. Forsberg continued this hearing to September 20, 2012 at 7:45 p.m.

**8:35 and 8:36 p.m. Southridge Farm Site Plan Approval, Case No. 12-8 and Special Permit, Case No. 12-9 Continued Hearings:** Mr. Forsberg read an email from the applicant's engineer requesting a continuance of tonight's hearings as Mr. Mazzocca was not present. He also granted the board an extension of time for both hearings up to and including September 30, 2012. Mr. Forsberg moved to accept an extension of time for both applications up to and including September 30, 2012. Motion seconded by Mr. Nottebart and voted 4-0-0. Mr. Forsberg continued these hearings to September 6, 2012 at 8:00 p.m. and 8:01 p.m. as requested by Mr. Truax.

**Solar Overlay:** Stephanie Mercandetti submitted some revisions to the Solar Overlay as presented on August 7, 2012. The Planning Board will contact her to ask her to attend the board's September 6<sup>th</sup> meeting.

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 9/6/12