

WALPOLE PLANNING BOARD MINUTES OF APRIL 20, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, April 20, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; John Murtagh, Clerk; Joseph Moraski, Mark Romeo, and Elizabeth Dennehy, Community Development Director.

Minutes: Mr. Conroy moved to accept the minutes of March 16, 2017. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy moved to accept the minutes of April 6, 2017. Motion seconded by Mr. Moraski and voted 4-0-0.

7:25 p.m. Walpole Senior Center, Case No. 17-03, 50 South Street Site Plan Approval:

Mr. Conroy informed the applicant there were only four members present. Mr. Murray, the project Civil Engineer, opted to move forward. Mr. Conroy read the public hearing notice. On April 19th, Mr. Murray emailed updated landscape plans to the Planning Board office. In his presentation, Mr. Murray presented a summary of the project and discussed site remediation, the building and architect being proposed, the utilization of the second floor space, building placement, overall site design, circulation pattern, sight distances, traffic, parking including public parking, off-site parking and parking lot design, landscaping, site lighting, utilities, including water, sewer, drainage, and electrical; permitting and project schedule.

Mr. Conroy read board comments. Mr. Murray stated they will meet with the fire department to review their comments. Regarding the Engineering comments, Mr. Murray stated they could accommodate her comments except for the one regarding hooking into a 6" pipe, not a 12" pipe. Mr. Conroy questioned the gas and water pipes being close together. Ms. Dennehy read her comments.

John Catlin, Catlin & Petrovick Architects, stated the exterior of the building will be of maintenance free material. There will be a handicap bathroom and shower on the second floor and a double sided gas fireplace in the library area. The entire building will be on Wi-Fi. Mr. Conroy stated there are a lot of unique things proposed because this is a senior center. Mr. Murtagh stated this building is long overdue and will be a great building. He questioned the elevation and the structure itself. He likes the lighting plan and flag pole and feels the 52 proposed parking spaces are more than enough. Mr. Romeo stated he likes the project. He asked if they were ever asked to make an attempt to make this building LED certified. John Catlin stated all their new buildings are LED certified. This building has exceptional insulation. Mr. Romeo stated he didn't see a lot of glass being used to take advantage of the natural light. He questioned the heating system. Mr. Moraski questioned the address on the application and the renderings, 50 South Street vs. 62 South Street. The certified abutters list is for 62 South Street and the application is for 50 South Street. He asked if we are missing some parcels that should have been advertised.

WALPOLE PLANNING BOARD MINUTES OF APRIL 20, 2017 (2)

Mr. Murray stated all three parcels are owned by the town and constitute the site. Mr. Moraski stated so you are doing work on 33-128 and 33-126? Mr. Murray stated he will have to go back and look.

Mr. Moraski feels that Parcel 33-120 should have been in the advertisement also. Mr. Murray stated the right of way is not part of tonight's presentation. Mr. Moraski asked if we can be confident that you are on Parcel 33-127 and nowhere else. Mr. Murray stated correct. Mr. Moraski just wants to make sure we are covered. Mr. Moraski stated the cover letter asked for the exemption of the filing fee. He feels we need to vote that. He also feels there are a lot of houses in this area that are in the LM zone that maybe should have been rezoned. Mr. Murray stated this is allowed in the LM district. Mr. Moraski also feels the board should vote on a waiver for the traffic impact statement as per the DIS, Page 6, which states "Waiver Requested". Mr. Murray stated he was specifically told not to do that and will remove those words. Mr. Moraski asked where his traffic impact statement is and Mr. Murray stated he doesn't feel they need to do it as a senior center is typically an off-peak function. Also, they will be removing the scarlet oak trees and change to flowering pear trees. Mr. Moraski questioned the lawn and the fact that we are under a mandatory water ban. Mr. Murray stated the proposed grasses are drought tolerant. Mr. Moraski questioned the parking lot and the number of proposed spaces. He stated that one plan shows 57 spaces and another shows 54, but Mr. Murray stated 52 spaces. Mr. Murray stated that 52 is correct and will make sure all the plans show that.

Mr. Conroy moved to grant a waiver for a traffic study. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Conroy moved to waive the filing fee. Motion seconded by Mr. Moraski and voted 4-0-0.

The board discussed the conditions of approval. Mr. Murray stated they will be revised the Conservation Commission plans.

Mr. Conroy moved to approve the Senior Center application with conditions to be set forth by Ms. Dennehy with regard to board comment letters received, including Engineering and the Conservation Commission. Motion seconded by Mr. Murtagh and voted 4-0-0.

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

8:40 p.m. Union Square Village, 48 Burns Avenue, Case No. 17-01: Mr. Conroy recused himself. Acting Chairman, John Murtagh, read a letter dated April 20, 2017 from Louis Petrozzi requested to continue this hearing without testimony until June 15, 2017 and also granting the board an extension of time up to and including June 30, 2017 on which to take action.

WALPOLE PLANNING BOARD MINUTES OF APRIL 20, 2017 (3)

Mr. Murtagh moved to continue this hearing without testimony until June 15, 2017 at 7:35 p.m. as requested and to accept an extension of time up to and including June 30, 2017 as requested. Motion seconded by Mr. Moraski and voted 3-0-0.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 5/4/17