

## WALPOLE PLANNING BOARD MINUTES OF APRIL 7, 2022

A regular meeting of the Planning Board was held on Thursday, April 7, 2022 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, Sarah Khatib and Carl Balduf, Town Engineer.

**Minutes:** Mr. O'Leary moved to accept the minutes of March 17, 2022. Motion seconded by Ms. Abate and voted 5-0-0.

Ms. Abate moved to accept the minutes of March 31, 2022. Motion seconded by Mr. O'Leary and voted 3-0-2 (Conroy and Khatib abstained).

**Master Plan:** Mr. Czachorowski presented the board with an update of what is being done and the upcoming meetings.

**7:15 p.m. East Walpole Clock Tower, Case No. 22-02, Washington Street Site Plan Approval:** Mr. Conroy read the public hearing notice. The applicant, Tom Powers, Old Post Road, was present and represented by Dan Merrikin, Legacy Engineering, Millis, MA. He stated that Mr. Powers would like to redevelop the clock tower site and showed the board on a plan where the abandoned railroad and underground tunnel is located. He stated that in 2013 a plan was approved by the Planning Board for this area, which was more intense than what is being proposed now. They currently are proposing a 3-story mixed use building with the first floor being commercial and apartments above. They are also proposing one way in off of Chestnut Street and circling around the building to exit out onto Washington Street. They are proposing nineteen parking spaces and all setbacks have been met. With regard to utilities, connections for sewer and water will be off of Washington Street. They also presented a lighting plan proposing poles on Chestnut. He stated that the layout line for Chestnut Street is strange and it was originally angle parking; however, at this time they are not proposing parking on Chestnut Street. There is an existing sidewalk on Chestnut Street that is private and they are proposing to make Chestnut Street one way. Mr. Merrikin is planning on meeting with Carl Balduf with regard to this.

Mr. Conroy read comments from the Sewer and Water Commission, Engineering, Board of Health and Walpole Police. Mr. Merrikin stated they will add bike racks as requested by the Board of Health. Mr. Balduf stated the MBTA wants to put a fare funding machine on the corner of Washington and Chestnut Streets. Mr. Conroy stated off-site improvements are done by the Zoning Board. Mr. Merrikin stated they will formulate a plan and go to the Select Board as road commissioners and this will be subject to their approval. Mr. Conroy questioned the ownership of the property.

Philip Macchi, Washington Street, Walpole stated that abutments on the town property belong to the town and suggested the previous decision be checked. Mr. Merrikin stated he will do so. Ms. Khatib asked Mr. Merrikin to address the existing clock tower and how it will be incorporated into this project. Mr. Merrikin stated they were going to leave it as is and build a structure around it. The Zoning Board wanted them to cut the top off, build the building and put the top back. Ms. Khatib asked if the clock is working and Tom Powers stated not right now. Mr. Conroy stated it may not be safe to cut it off. Ms. Khatib questioned the building façade along Washington Street and Mr. Merrikin stated the architect is working on that now. Ms. Khatib asked if that is per a request from the Zoning Board and Mr. Merrikin stated no. Ms. Khatib stated that both pedestrian and vehicle movement is a concern to her.

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Mr. Merrikin stated that Mr. Balduf wants the sidewalk to be on the street layout; therefore, there may be walkways, not sidewalks. Ms. Khatib asked if they will add another crosswalk and Mr. Merrikin stated yes, maybe two. Ms. Khatib suggested that the turn in from Chestnut Street be addressed with signs. She also asked if they had input from the Fire Department. Mr. Merrikin stated no, but through access would be preferable to them. Ms. Khatib questioned the truck turning radius sheet. Mr. Merrikin stated he did recheck that and it is correct. Ms. Khatib stated she doesn't see any lighting shown on the front of the building. Mr. Merrikin stated he can add some to the front but it will illuminate into the road. Ms. Khatib questioned the handicap spaces and if they are dimensionally in compliance with the bylaw. Mr. Merrikin stated he will talk to the Building Inspector about that and get a ruling and clarification.

Ms. Khatib requested some items be added to the cover sheet and to the plan. On Sheet C-3, Ms. Khatib would like the note about the zoning requirements allowed by right be removed. The special permit is to allow residential on the second and third floors and business is on the first only. She would also like wall signs. Mr. Merrikin stated he will work something out with the architect. Ms. Khatib asked if we know where the MBTA kiosk will be and Mr. Balduf stated we don't have a hard and fast plan at this time. They are actually working through the Select Board with this. Ms. Khatib asked if it will be along Washington Street and Mr. Balduf stated no. Ms. Khatib asked when the next Zoning Board hearing is and Mr. Merrikin stated April 20. The first time was March 16.

Mr. Czachorowski questioned the tunnel and Mr. Merrikin explained it. Mr. Czachorowski questioned the handicap parking. Mr. Merrikin stated it has to be as close to the building as possible. Mr. Czachorowski questioned the wall as shown on Sheet 4. Mr. Merrikin explained the wall and the slope. Mr. Czachorowski questioned the snow storage area. Mr. Merrikin stated there will be no problem. Mr. Czachorowski stated he doesn't see a landscape plan and Mr. Merrikin stated it is on the layout sheet. He stated the tower will be dead space and not useable for anything. Mr. Czachorowski questioned if there will be a second exit on the apartment building and Mr. Power stated there will be one. Ms. Abate questioned page 5 on the application and Mr. Merrikin stated he will update it. She questioned how they came up with only one child bed unit when there will be six two-bedroom units. Mr. Merrikin stated this type of project doesn't generate a lot of kids. Ms. Abate feels that providing more parking spaces for the businesses would be beneficial.

Mr. O'Leary asked for water quality documentation and also would like the applicant to check with the Historical Commission. Mr. Merrikin agreed to do that. Mr. Conroy asked how Mr. Merrikin will handle Zoning Board vs. Planning Board. The Zoning Board should only be discussing the special permit and not be designing the roads. Mr. Conroy stated that the clock tower is presently over the allowed 52'. Mr. Merrikin stated that towers are not included in the height provision. He will ask for a ruling from the Building Inspector on that. He also feels it might make more sense to lower it. Mr. Conroy questioned the tunnel and Mr. Merrikin stated that it will remain as it presently is. The Conservation Agent suggested making a trail through it. Mr. Conroy stated it is private property. Mr. Conroy questioned being within 200' of the Neponset River and Mr. Merrikin stated that the proposed balconies do not count toward gross floor area per the Building Inspector. Mr. Conroy asked him to check his calculations.

There were no public comments.

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Mr. Merrikin granted an extension of time up to and including May 30, 2022. Mr. Conroy moved to accept an extension of time up to and including May 30, 2022. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing to May 5, 2022 at 7:15 p.m.

**8:06 p.m. Dry-Ex, Route 1, Site Plan Approval, Case No. 21-11 and Special Permit, Case No. 21-12 Continued Hearings:** The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. He stated they were waiting for comments from the Fire and Police Departments, which were received and all the adjustment were made to conform to their comments. Also, they did reduce some of the impervious coverage as suggested.

Mr. Conroy read comments from Fire, Sewer & Water, Police, Board of Health and Engineering. Mr. Balduf stated there are a few minor things outstanding. Mr. Macchi stated they are all set and further, MA Highway did potentially accept what was presented. Mr. O'Leary asked if Sunset Drive goes out to Pine Street and Mr. Macchi stated no, it is a dead end. Ms. Abate stated she had invoked the Mullin Rule and likes this project. Mr. Czachorowski stated the concerns he had with the water issues have been resolved and also the Engineering questions. Ms. Khatib stated she likes the plans and is happy about the reduction in the size of the pavement. She also appreciates the attention to the sign detail and asked if it will be lit. Ms. Lenham stated it may not be. Ms. Khatib asked if there being no chemicals is shown on the plan and Mr. Macchi stated it is in the O&M plan.

Mr. Conroy reviewed the special conditions: 1) The town engineer's comments will be incorporated on the plan prior to endorsement; 2) the Zoning Chart on Page C-5 shall be updated to reflect the correct impervious coverage prior to endorsement; 3) A note will be added to the plan regarding hazardous chemicals on site; 4) the line will be removed from Page F-1 prior to endorsement; 5) a note will be added regarding the lighting of the site prior to endorsement. Mr. Conroy moved to accept the five special conditions. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to approve the site plan application. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy moved to approve the special permit in WRPOD Area 3. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy moved to close the public hearings. Motion seconded by Mr. O'Leary and voted 5-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 4/21/22