

WALPOLE PLANNING BOARD MINUTES OF DECEMBER 1, 2016

A regular meeting of the Walpole Planning Board was held on Thursday, December 1, 2016 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; John Murtagh, Clerk; Joseph Moraski, Marc Romeo, and Elizabeth Dennehy, Community Development Director.

Mr. Conroy opened the meeting at 7:02 p.m.

Kingswood Estates Subdivision: Mr. Conroy moved to endorse the Kingswood Estates definitive plans. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy moved to accept the Form F Covenant as presented. Motion seconded by Mr. Moraski and voted 4-0-0.

Minutes: Mr. Conroy moved to accept the minutes of November 10, 2016. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy moved to accept the executive minutes of November 10, 2016. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy moved to release the executive session minutes of November 10, 2016. Motion seconded by Mr. Moraski and voted 4-0-0.

7:04 p.m. South Side Neponset, 545 South Street Continued Hearings, Case No. 16-10 and 16-11: Mr. Conroy informed the applicant that there were only four members present tonight and Mr. Merrikin stated he would like to go forward with the four members at his own risk. He asked the board to close the hearings.

There were no board comments or public comments.

Mr. Conroy moved to close Case No. 16-10, Site Plan Approval and Case No. 16-11, Special Permit, for 545 South Street as requested by Mr. Merrikin. Motion seconded by Mr. Moraski and voted 4-0-0.

Mr. Conroy moved to grant site plan approval for Case No. 16-10 with the board's standard conditions and two special conditions: 1) the manhole location to be approved by Sewer and Water and 2) the ANR to be voted will be reflected on the final plan. Motion seconded by Mr. Moraski and voted 4-0-0.

Mr. Conroy moved to approve the Special Permit for Case No. 16-11. Motion seconded by Mr. Moraski and voted 4-0-0.

ANR – 545 South Street: Mr. Merrikin stated the plan shows Lot 2-A and Lot 2-B which is an unbuildable parcel as it doesn't have the required contiguous area. However, the buildable lot does meet zoning. Mr. Conroy moved to endorse the ANR as presented by Mr. Merrikin. Motion seconded by Mr. Moraski and voted 4-0-0.

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7:25 p.m. John Corcoran, 95 West Street, Case No. 16-12 Site Plan Approval: Mr. Conroy read a request from the applicant's attorney, Philip Macchi, 1256 Washington Street, Norwood, MA requesting that this hearing be opened after the hearing for Manzo, Elm/West Streets, Case No. 16-13. The board agreed to take the next hearing out of sequence as requested.

7:28 p.m. Michael Manzo, 100 Elm Street, Case No. 16-13 Site Plan Approval: Mr. Conroy moved to allow the applicant to withdraw without testimony as requested by their attorney, Mark Bobrowski, Concord, MA. Motion seconded by Mr. Moraski and voted 4-0-0

7:30 p.m. John Corcoran, 95 West Street, Case No. 16-12 Site Plan Approval: Mr. Conroy moved to allow the applicant to continue this hearing without testimony to January 5, 2017 at 7:31 p.m. as per request of their attorney, Philip Macchi, 1256 Washington Street, Norwood, MA. Motion seconded by Mr. Moraski and voted 4-0-0.

ANR – Michael Manzo, Elm Street: Atty. Bobrowski gave the board an extension of time to vote this ANR in order to allow it to be placed on the board's January 5, 2017. Mr. Conroy moved to accept an extension of time on which to take action up to and including January 6, 2017. Motion seconded by Mr. Moraski and voted 4-0-0. Mr. Conroy placed this on the board's January 5, 2017 agenda.

Brush Hill re: Tree Warden Correspondence: Mr. Conroy read a letter from the Town of Walpole Tree Warden, Robert LeBlanc dated November 21, 2016 regarding the planting of trees at the Brush Hill subdivision. Mr. LeBlanc stated a rate of \$100 per tree would be acceptable to him and would be in line with past practice. Mr. Conroy moved to accept the letter from Mr. LeBlanc, Tree Warden, regarding street trees. There was no second to this motion.

Mr. Conroy moved that an amount of \$100 per tree be paid to the town tree fund by Mr. Hasenjaeger as recommended by Mr. LeBlanc for those residents in the Brush Hill subdivision that have said they don't want trees planted. Street trees are in the Planning Board's Rules and Regulations; therefore, it is a requirement. Motion seconded by Mr. Romeo.

Mr. Hasenjaeger stated this has been going on for months. Mr. Romeo asked how we make sure the residents' list is correct and Mr. Conroy stated we can get their signatures. Mr. Moraski stated there is a total of fifteen trees or \$1500. We want an updated letter from the current owners. Either a list of who wants trees or \$100 per tree should be given to Mr. LeBlanc. At that point, he will have a list of everyone who signed off or a tree will be planted. Motion voted 4-0-0.

Mr. Murtagh moved to schedule a residents' hearing on February 16, 2017 at 7:05 p.m. for the Brush Hill Subdivision. Motion seconded by Mr. Romeo and voted 4-0-1 (Conroy abstained).

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Boyden Estates: Mr. Conroy placed this on the January 5, 2017 agenda as these subdivision documents are still being reviewed by town counsel.

Fairfield Hotel: Mr. Conroy moved to re-endorse a complete as submitted by David Johnson, Norwood Engineering as the first set that was endorsed had some information missing. Motion seconded by Mr. Moraski and voted 4-0-0.

Christopher Colahan, Chris' Texaco, Case No. 16-9: Mr. Conroy moved to endorse the site plans as presented. Motion seconded by Mr. Moraski and voted 4-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Romeo and voted 4-0-0. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 1/19/17