

WALPOLE PLANNING BOARD MINUTES OF DECEMBER 5, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, December 5, 2019 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chair; Sarah Khatib, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:00 p.m.

Minutes: Mr. Conroy moved to approve the minutes of November 7, 2019. Motion seconded by Mr. O'Leary and voted 5-0-0.

Walpole Housing Partnership Discussion: Ashley Clark, Community Development Director and Andrew Flowers, WHP were present. Mr. Flowers discussed a WHP proposed article for the 2020 Spring town meeting and answered questions asked by the board. He stated they would like the Board of Selectmen to sponsor this article; also, they would like to come back with a more finished article and discuss it with the board. He said he will meet the board's 14-day deadline and will give them as much notice as possible. Mr. Conroy put them on the January 16, 2020 agenda at 7:05 p.m., which is the board's next scheduled meeting date.

7:18 p.m. New Pond Village, Continued Hearing, Case No. #19-03: Mr. Conroy read a letter dated December 2, 2019 from Atty. Philip Macchi, 1256 Washington Street, Norwood granting the board an extension of time up to and including January 31, 2020 and to continue tonight's hearing without testimony to the board's next meeting.

Mr. Conroy moved to accept an extension of time up to and including January 31, 2020 as requested. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing without testimony to January 16, 2020 at 7:30 p.m.

Boyden Estates Bond Reduction: Mr. Balduf stated that Mr. Petrozzi is not ready to move forward at this time.

Consultants: Nothing new has been received at this time.

7:30 p.m. Bristol Bros. Site Plan Continued Hearing, Case No. 19-08; Mr. Conroy stated that there were some outstanding issues the last time we met; i.e. input from the Board of Health, Eversource and a modification to the site plan. Mr. Crocker submitted a letter dated today, December 5, 2019, from Eversource. He stated that the Board of Health will discuss their comments on December 17, 2019. Mr. Conroy read correspondence received from the Fire Department dated December 4, 2019; Police Department dated November 14, 2019; Zoning Board dated November 25, 2019; and a memo from the Board of Health to let us know Renmar is on their December 17th agenda.

Mr. Balduf stated he has reviewed all the changes and has no comment at this time, but does have a few questions regarding off-site improvements. Mr. Conroy we have no control of off-site improvements. He also asked that during the sign off process we make sure they are in the correct phase. Mr. Crocker stated that the golf course will be part of Phase I and Mr. Conroy asked if this is in the phasing plan and Mr. Crocker stated yes. He stated that the clubhouse will be part of Phase 2 or 3.

7:45 p.m. Bristol Bros. (2) Special Permits Continued Hearing, Case No. 19-09; Mr. Conroy opened the continued hearing for the two special permits which will run concurrently with the site plan hearing.

Mr. O'Leary questioned the build out plan and Mr. Crocker stated it is already on the plan. Mr. Conroy stated they can't go to the next phase until the previous phase is finished and signed off. Mr. Crocker stated they don't want to top coat until everything is done. Mr. Conroy stated they need to check with Deputy Chief Paul Barry to make sure the phases are acceptable to him.

Attorney Jeffrey Tocchio updated the board and discussed his November 21, 2019 cover letter paragraph by paragraph. He agreed that they still have the Board of Health and Eversource as outstanding items. He also stated the filing fee issue is outstanding. Mr. O'Leary questioned the Pitch and Putt course location. Ms. Abate questioned the Eversource letter submitted tonight. Mr. Czachorowski asked if they will be getting an official letter from Eversource, not just an email. Mr. Crocker stated he is not sure. Atty. Tocchio asked if he could draft a letter and

the Planning Board would submit it as that is sometimes quicker than the applicant submitting it. Mr. Crocker stated they are committed to doing what is necessary. Mr. Czachorowski questioned the exit onto Renmar Avenue and Atty. Tocchio stated that is not going anywhere. Mr. Crocker stated this property has access through Forest Road, but the abutters didn't want that so they purchased the house on West Street to make that the access. Forest Road will be a gated emergency access route only.

Ms. Khatib asked questions regarding the address of the clubhouse, private way sign, if the town seal can be used on their signage, sidewalk, trails, project signage and if it can be seen from only one direction.

Mr. Conroy stated the town doesn't plow private roads and asked if Forest Road is private. Mr. Bristol stated yes and the town does plow it. Mr. Conroy questioned a model home and a sales office.

Mr. O'Leary questioned a water fountain and Mr. Crocker showed him on the plan where it will be. Mr. Conroy stated in order to avoid any problems they need to decide what items belong to Bristol Bros. and what belongs to the condo association.

There were no public comments.

Mr. Conroy moved to accept an extension of time up to and including January 31, 2020 for both the site plan and two special permits as granted by the applicant's attorney, Jeffrey Tocchio. Motion seconded by M. Czachorowski and voted 5-0-0. Mr. Conroy continued the Site Plan hearing to January 16, 2020 at 7:45 p.m. and the two special permit hearings to January 16, 2020 at 7:46 p.m.

8:16 p.m. Bristol Industrial Subdivision Continued Hearing: Mr. Conroy continued this hearing without testimony as requested by the applicant's attorney, Jeffery Tocchio. He also granted the board an extension of time on which to take action up to and including January 31, 2020. Mr. Conroy moved to accept an extension of time up to and including January 31, 2020. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing to January 16, 2020 at 7:47 p.m.

8:25 p.m. Oak Wood (High Oaks) Estates Preliminary Subdivision: The applicant was represented by Robert Truax, GLM Engineering, Holliston, MA. He stated this proposed subdivision is located off Delaney Drive, Heritage and Sunnyrock. He stated there are approximately 28 acres, some wetlands, and they are currently in front of the Conservation Commission. They are proposing to build out 15 lots and four roadways. The streets that are proposed off of High Street, Dover Drive and Paddock Court are all under 750' long; however, the street off Sunnyrock Estates will need a waiver. Mr. Truax stated there is town water and sewer in this area and presently there are stubs on Paddock and Dover Drive. No other waivers will be requested.

Mr. Conroy stated that the waiver for more than 750' will probably not happen as it is similar to the subdivision proposed a while back by David Wakefield on East Street which was denied per recommendation of the Deputy Fire Chief. Mr. Conroy also reminded Mr. Truax about the 150' road offset.

Mr. Balduf read a memo dated November 21, 2019 as prepared by the Assistant Town Engineer, Chris Johnson. He also stated the plans are well done. Ms. Khatib questioned the significant wetlands and stated that each lot needs at least 60% upland. Mr. Truax stated they have an ANRAD filing before the Conservation Commission and the plan could change after that hearing. He did check to make sure there is 60% upland. They will also file an NOI when they submit the definitive plan. Ms. Khatib asked that they add the width of the roads and the cul-de-sac. She also stated she didn't see the proposed drainage system on the plan. Mr. Truax stated right now it is shown in a general manner, but will do more after the wetlands are defined. He stated the developer is High Oaks, LLC, which is Jack Walsh's family.

Mr. Czachorowski asked if Sunnyrock will stay the same as it is now and Mr. Truax stated he is not sure. Ms. Abate stated the pages are not labeled. She also stated she is not sure how Mr. Truax can stand before the board and propose that long dead end. Mr. O'Leary questioned the access off High Street and the uplands. He also stated the roundings don't meet the required standards.

Mr. Conroy stated the wetlands don't have to be contiguous. Mr. O'Leary asked if the lot size includes wetlands and Mr. Conroy stated yes.

Mr. Conroy read the Board of Health comments.

Joe Moraski, Buckboard Drive asked to speak. Mr. Conroy reminded the public this is not a public hearing. Mr. Moraski questioned the 28 acres as cited by Mr. Truax, wetlands, uplands, opposed to a cul-de-sac onto Sunny Rock Drive, drainage basins and proposed roads being longer than the allowed 750'.

There were no further questions. Mr. Conroy moved to grant tentative approval to the Oak Wood Estates preliminary plan. Said approval is based upon discussions and notes that any issues raised by the board contrary to the practices of the town are not allowed. Motion seconded by Ms. Khatib and voted 5-0-0.

8:50 p.m. Lincoln Road Preliminary Plan: The applicant, Walsh Bros, 11 Saddle Way was represented by Robert Truax, GLM Engineering, Holliston, MA. Mr. Truax stated this property is located off Lincoln Road and Deerfield Drive. Mr. Conroy stated this property abuts the Walpole Gun Club and he is a member, but town counsel has ruled he can vote on this.

Mr. Truax stated that this subdivision will have private sewer but serviced by town water which will be looped off Deerfield Drive. The site is quite elevated and he pointed out the wetland areas on the plan. He stated the middle of the site is all upland. Mr. Balduf went through the submission requirements and read his comments, but would like more input from the fire department.

Mr. Conroy read comments from the Board of Health. Mr. Conroy questioned the easements from the Gun Club. Mr. Walsh stated he hopes to work with the Gun Club. Mr. Conroy stated it is a floating easement that was granted back in the 1940's. He further stated he will not allow this to become a mining operation and would like it kept as close to the way it is as possible. What has been proposed in the past was a mining operation masked as a subdivision. He wants this to blend in as much as possible and wants it to be in harmony with the Gun Club and abutters. Mr. Walsh stated there are not a lot of wetlands here. Ms. Khatib has concerns about the amount of cut required and how everything will be hauled out.

She asks that they reduce the amount of cuts wherever possible. She questioned the length of Road "A" and Mr. Truax stated it is 200'. She stated that Lots 17 and 21 are cut off the plan and Mr. Truax stated he will correct that on the definitive plan. Ms. Khatib stated she would like to see more of the abutting streets. She asked about phasing and Mr. Truax stated it is not done yet.

Mr. Czachorowski questioned how a road can be cut in because Deerfield Drive is quite high now, about 45'. Mr. Truax stated there will be a large amount of material that has to come off the site and there will be a sizeable cut off Deerfield Drive. Mr. Czachorowski stated he looks forward to seeing a more detailed plan. He asked if the Gun Club will be an issue. Mr. Walsh stated it will not be a zoning issue, but it could be a marketing issue.

Ms. Abate asked Mr. Truax if there is any vision he could give the neighbors as to how they are going to deal with this. Mr. Walsh asked which neighbors. One of the abutters stated he has only lived at 522 Lincoln Road for two months and he hates to see this change. Mr. Truax stated there will be a lot of material coming off this site and there is no way around that. Ms. Abate asked if there is a river that goes through Lots 14 and 15 and Mr. Truax stated no.

Mr. O'Leary questioned Lots 12, 15, 18, the setbacks and the slope of the road. Mr. Conroy asked where does the road cut into the Gun Club. Mr. Truax pointed it out on the plan. Mr. Conroy stated you are creating a non-conforming lot for the Gun Club. It is landlocked now and it predates zoning. He suggested that the applicant give the club frontage on the cul-de-sac. Mr. Truax stated they could make the Gun Club conforming. Mr. Walsh stated they hope to work with the club. Mr. Conroy asked how far they will be from the river and Mr. Truax stated just over 200'.

Mr. Conroy explained to the abutters this is only a preliminary and that all abutters will be noticed by certified and their questions will be answered through the definitive process. He would like something to show how this will look.

Peter Carter, Lincoln Road, questioned Lincoln Road being a scenic road and if that creates a problem. Mr. Truax stated it does make a difference.

There were no further questions. Mr. Conroy moved to grant tentative approval based upon the comments given. Motion seconded by Ms. Abate and voted 5-0-0.

Ms. Khatib moved to adjourn. Motion seconded by Mr. Czachorowski and voted 5-0-0. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Catherine Turco-Abate

Accepted 1/16/2020