

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 15, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, February 15, 2018 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, Margaret Walker, Town Engineer; Tim Higgins, Community Development Coordinator.

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

Minutes: Mr. Moraski moved to accept the minutes of February 1, 2018. Motion seconded by Ms. Abate and voted 4-0-1 (Mr. Romeo abstained).

IA Auto: Mr. Conroy read a letter dated February 5, 2018 from the Board of Selectmen regarding an application for a Class II Dealers/Sellers License for IA Auto Group, 1449 Main Street. They requested that the Planning Board inform them of any concerns or issues they may have with regard to 1449 Main Street. The only input the Board had was that there was no endorsed site plan for this site.

Roscommon/Olmsted Subdivisions re: Damage to Ways: Mr. Conroy read an email dated January 29, 2018 from Atty. Ilana Quirk. Mr. Moraski asked that Ms. Walker and Mr. Higgins discuss this memo with the developers. Mr. Higgins asked if there was an agreement between the parties and Mr. Conroy stated yes. Mr. Higgins stated that in the past he always recommended holding the bond until after town meeting. Mr. Conroy asked him to look into that further.

Spring 2018 Town Meeting Zoning Articles: It was agreed to hold the public hearing at 7:05 p.m. on March 15, 2018. Also, the articles could be distributed to the public upon request.

FY 2019 Budget Recommendations: Mr. Moraski moved to accept the budget as submitted. Motion seconded by Ms. Abate and voted 5-0-0.

Pine Acres Subdivision: The Board agreed to put this on March 1, 2018 as the documents were not ready for acceptance tonight.

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Hancock Court Extension re Detention Basin Fence Continued Discussion:

Ms. Walker feels the fence is required for safety reasons and the board shouldn't waive it. The homeowner installed the fence, not Kevin Sullivan. Mr. Romeo asked if the guard rail goes behind the fence and Ms. Walker stated no it is in front of it. Mr. Romeo stated the guard rail was approved and we should go with it. Mr. Conroy moved to deny a request to waive the fence by the retention pond as requested by Kevin Sullivan as Ms. Walker feels it is necessary for safety reasons. Motion seconded by Ms. Abate and voted 5-0-0.

7:30 p.m. 26 Baker Street Subdivision Continued Hearing: Mr. Conroy read a request from James Brolly asking to continue tonight's hearing to March 1, 2018 and granting the Board an extension of time up through and including March 31, 2018. Mr. Conroy moved to accept an extension of time as granted by Mr. Brolly up to and including March 31, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to March 1, 2018 at 7:15 p.m.

7:35 p.m. Canahome, 763-765 Main Street, Case No. 18-01 Site Plan

Approval: Mr. Conroy read the public hearing notice. The applicant was represented by Don Sebring, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Conroy questioned the new plans that Ms. Walker received. Mr. Sebring stated he will be providing those revised plans to the board. Mr. Conroy stated that Ms. Walker has already reviewed them and she agreed that she has. Mr. Sebring stated the intent was to give Ms. Walker a change to review them first. Mr. Conroy stated he has always encouraged applicants to meet with Ms. Walker before they even file. Now, we are dealing with a draft after a submission. Mr. Sebring asked if Mr. Conroy wants them to continue tonight and submit a revised plan addressing Ms. Walker's comments. Mr. Conroy stated yes. He asked him to come in the office and get the various comments that were received and incorporate them onto a revised plan. Mr. Moraski questioned the legal notice. He stated they left out the RB zone and asked if that is relevant to this hearing. Mr. Sebring stated there are a number of zoning lines going through the pond. Mr. Moraski stated the plans only say LM, not RB. Mr. Conroy stated they are not going out the LM zone. Mr. Moraski questioned the square footage on the DIS and stated it doesn't agree with the Board of Assessors' square footage figures.

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Mr. Sebring granted the board an extension of time up to and including April 30, 2018. Mr. Conroy moved to accept an extension of time up to and including April 30, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to April 5, 2018 at 7:15 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 3/1/18