

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 21, 2019

A regular meeting of the Walpole Planning Board was held in the Richard Stillman Community Room, Walpole Police Station, 50 South Street. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, and John Charbonneau, Community Development Director.

Mr. Conroy opened the meeting at 7:03 p.m.

7:04 p.m. Walpole Housing Partnership Plan: The WHP was represented by Andrew Flowers. Mr. Moraski asked if this report is the same as the one the board received on February 7, 2019. Mr. Flowers stated yes. Ms. Abate questioned Goal #7. She feels we need to see how the changes downtown are going to impact the town. She noticed that Goal #7 is gone and in its place is Goal #2. She questioned if one is gone how does the other still exist? Mr. Charbonneau stated it got switched to #6. Ms. Abate stated that more housing downtown in the future is of concern to her. Mr. Flowers stated all the goals in the plan are non-binding. They are not targeting downtown with this as it is just a guide. Ms. Abate asked how often we do a plan and Mr. Flowers stated every five years. Ms. Abate stated she understands it is non-binding but it is saying what we think and she doesn't think that. It makes her uneasy. Mr. Romeo asked for an explanation of both a yes and no vote. Mr. Flowers stated that a "no" vote says that despite having less than 10% housing, we will ignore the fact that people in town are paying 50% of their income for housing. A "yes" vote would increase the affordable housing in town. Mr. Charbonneau stated that without having an approved housing plan by the State, "safe harbor" doesn't come into play.

Ms. Khatib stated she doesn't agree with Ms. Abate. The best place to put affordable housing is near transit and amenities. This is just a set of recommendations. The idea is to increase affordable housing gradually in a smart responsible way. She would like to see the Planning Board work with the Selectmen and the WHP committee. That way, we can be in control of what we want to do. She is in favor of Affordable Housing and hopes this document is approved and doesn't just sit on a shelf.

Mr. Conroy asked Mr. Flowers if they voted on this and Mr. Flowers stated yes, last night and the vote was 5-0-0. There are nine people on the committee.

Mr. Conroy moved to approve the WHP Plan before us. Motion seconded by Mr. Moraski and voted 4-0-1(Conroy abstained).

Mr. Charbonneau stated he will write up a letter with our vote and copy the Selectmen tomorrow.

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7:24 p.m. Walpole Fields, Case No. 19-01 Continued Hearing, Route 1A: Mr. Conroy moved to accept an extension of time up to and including March 31, 2019 as per a letter from Jim Johnson, Town Administrator, dated February 21, 2019. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to March 7, 2019 at 7:05 p.m.

7:25 p.m. Highland Ventures Site Plan, Case No. 18-17 and Two Special Permits, Case No. 18-18, Foxhill Drive and Providence Highway Continued Hearing: The applicant was represented by Atty. Thomas Brady, West Street, Walpole, Adam Hurd and Jim Bernadino, Bohler Engineering.

Atty. Brady stated he and Mr. Bernadino met with the fire department as requested and also submitted an additional check to correct an error in the filing fee paid. He stated the Zoning Board wants to see final plans and the Planning Board's approval before voting. Mr. Conroy stated if the Zoning Board makes any changes after we vote, they will have to come back. Mr. Bernadino stated they have revised plans based on comments from the board and various staff departments. They also received a follow up letter from the Board of Health regarding a few items that are missing from data sheets. They will update this list annually if the board wants them to. After meeting with the Fire Department, the applicant agreed to add striping language and agreed to widen the access to 26'. The Fire Department was in favor of them removing the proposed gate; however, they can't get an automated gate for the size needed. There were also two remaining comments that were received from Engineering this morning.

Mr. Conroy read comments that were received from the Police Department, Board of Health, Zoning Board and Engineering. Ms. Khatib questioned if the door facing Route 1 was a fire exit. Mr. Bernadino stated it is an emergency exit as required by the Fire Code. Ms. Khatib pointed out that the gate that was removed is still shown on the plan.

Ms. Abate, Mr. Romeo and Mr. Conroy stated they were all set with their questions.

Mr. Moraski stated that all the potential conditions will be given to Mr. Charbonneau and he can add them as appropriate, along with any comments from the Conservation Commission.

Bill Hamilton, Precinct 5 asked if the applicant has applied for a DEP permit yet. Mr. Bernadino stated nothing is needed at this time as they fall under local jurisdiction. Mr. Hamilton stated they are in Zone 2 and do need a DEP permit. Mr. Bernadino disagreed and said they are in Zone 3. Mr. Hamilton stated this is a town mistake. Mr. Charbonneau stated DEP is separate from the town. Mr. Conroy stated we have to go by our town map which shows this is in Area 3. Mr. Hamilton stated that Zone 2 regulations supersede our regulations and DEP is responsible for protecting our wells. There were no further questions.

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Mr. Conroy moved to close the hearing. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy moved to approve the site plan and two special permits. Motion seconded by Ms. Khatib and voted 5-0-0.

7:50 p.m. Titanium Group, 2285 Providence Highway, Case No. 18-15: Mr. Conroy read a letter dated February 20, 2019 from Atty. Christopher Alphen, Blatman, Bobrowski & Haverty, 9 Damonmill Square, Suite 4A4, Concord, MA requesting to withdraw the site plan application for Titanium Group without prejudice. Mr. Conroy moved to withdraw the Titanium Group application without prejudice. Motion seconded by Ms. Abate and voted 5-0-0.

7:53 p.m. Pinnacle Point Multi-Family Residential Subdivision Continued Hearing: Mr. Conroy moved to allow the applicant, John Hasenjaeger, to withdraw without prejudice as per a letter dated February 17, 2019. Motion seconded by Mr. Moraski and voted 5-0-0.

7:55 p.m. Bristol Bros WRPOD Special Permit, Renmar/West Street, Case No. 19-02: Mr. Conroy opened the hearing and read a letter dated February 7, 2019 from Atty. Jeffery Tocchio, Drohan, Tocchio & Morgan, 175 Derby Street, Suite 30, Hingham, MA granting the board an extension of time on which to take action up to and including April 30, 2019 and also requesting to continue this hearing without testimony to March 21, 2019. Mr. Conroy moved to accept an extension of time up to and including April 30, 2019. Motion seconded by Ms. Abate and voted 5-0-0. No testimony was taken. Mr. Conroy continued this hearing to March 21, 2019 at 7:33 p.m.

Request for Comments:

- Zoning Board of Appeal, 40B Application, Burns Avenue: Mr. Moraski asked how the road layout affects this application. He feels we should encourage the Zoning Board to make contact with Norfolk County Engineer to layout the roadway. He requested Mr. Charbonneau to submit this recommendation to the Zoning Board.
- Zoning Board of Appeal, 255 Union Street: it was agreed to let the Zoning Board know that any changes could be cause for the site plan to be modified.

Ms. Abate moved to adjourn. Motion seconded by Mr. Conroy and voted 5-0-0. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 3/7/19