

WALPOLE PLANNING BOARD MINUTES OF FEBRUARY 7, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, February 7, 2019 in the Walpole Public Library Community Room at 7:00 p.m. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Abate, Joseph Moraski, Margaret Walker, Town Engineer and John Charbonneau, Community Development Director.

Minutes: Mr. Conroy moved to approve the minutes of January 17, 2019. Motion seconded by Mr. Moraski and voted 4-0-1 (Ms. Abate abstained).

High Oaks IV Subdivision Bond Release: Ms. Walker presented an update to the board.

Hancock Court Extension Subdivision Bond Release: Ms. Walker presented an update to the board.

Town Meeting Articles: The board agreed to hold the public hearing on the Zoning Articles on Thursday, April 4, 2019 at 7:15 p.m.

Planning Board Fees: Mr. Charbonneau presented fees charged by the surrounding towns for comparison to our fees. No discussion was held.

7:18 p.m. Walpole Athletic Fields, Case No. 19-01, Route 1A and Main Street, Site Plan Approval: Mr. Conroy read the public hearing notice. The applicant was represented by Gene Bollinger, Weston & Sampson, Larry Keegan, PE, Weston & Sampson and Bruce Adams, Project Engineer, Weston & Sampson. Mr. Bollinger stated this site is comprised of 66.5 acres and is undeveloped at the moment. He stated this is the last piece of property on the left side of the street on the Norfolk line across from Cedar Junction. The exit and entrance will be one way. There will be 280 proposed parking spaces and the travel lanes will be 26' wide and the parking spaces will be 9x18.5. Electrical, water and sewer will be brought in from the street for the support building. There will be two basketball courts, playground and splash pad. The building will be 1635 s.f. They are also proposing an expansive storm water management system. There will be lighting around the perimeter of both the natural fields and the turf fields and the basketball courts.

Mr. Conroy read comments from the Zoning Board, Sewer and Water, Board of Health and Con Com Order of Conditions. Mr. Charbonneau read his comments dated November 30, 2018. He stated that waivers needed to be requested in writing. Mr. Bollinger stated they are scheduled to meet with the Sewer and Water Commission next Monday. Ms. Walker read her comments dated January 28, 2019. Mr. Bollinger stated they are in the process of filing with MA Dot for a curb cut. He feels that a lot of the items mentioned by both Ms. Walker and Mr. Charbonneau have been addressed, but they will respond to those items one by one.

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Ms. Khatib asked about the restroom and storage building as she thought this was deed restricted land and couldn't be built on. Mr. Bollinger stated it is a modest building which is intended to be seasonal and he is not aware of any restrictions. There will be a small storage space, a mechanical space, and a small concession place, but no food will be prepared on the premise, only pre-made food. There will be power in the building and he thinks it will be refrigerated. Ms. Khatib stated she would like hear comments from the fire chief. Mr. Bollinger stated he will check to see whether or not the road will be 12' or 8'. Ms. Khatib questioned the costs mentioned in the DIS and also the projected revenues.

Mr. Romeo questioned the thought process behind the design as natural turf is considered a luxury today. Rarely do we see a natural turf field as most are now synthetic or a combination of both. Mr. Bollinger stated when you put in a synthetic turf field it will have to be replaced every twelve years and that's not a cheap thing. Mr. Romeo stated from a use standpoint, he is surprised they are sticking with natural turf. He questioned the splash pad and doesn't think it is cost effective. He feels it sounds like they are trying to appeal to everyone so that no one opposes it. Ms. Khatib asked if the gates are only for emergency use and Mr. Charbonneau stated no it is the entrances and exits also.

Ms. Abate stated these are all full sized fields, which limits the use to bigger kids only, as full sized diamonds cannot be used by the little kids. She feels the fields we already have in town will be pushed aside and that concerns her. She feels some of our existing fields could be brought up to par, like lower field at the high school and also the field at JMS. She doesn't want to neglect what we already have. Ms. Abate questioned the splash pad and would like the need for that explained. Mr. Bollinger stated the splash pad would give other recreational opportunities to the younger kids. There would be a myriad of recreational uses, but there will only be two months of use. Ms. Abate asked the mindset behind the full sized diamond. Mr. Bollinger stated it depends on how the town wishes to use it. Ms. Abate stated she wants to hear from public safety, like Ms. Khatib. She feels this location is so far out of town.

Mr. Moraski asked if they requested a waiver from paying the fee as we need to vote that. He stated the public hearing notice references Assessors' Parcel 55-91-1, which is not the parcel number for this locus. It should have been advertised as Parcel 55-99-1 as Parcel 55-91-1 is for property located at 154 Winter Street. He asked if that invalidates a decision or is it a scrivener's error. Mr. Conroy stated we can check that out, but feels it is okay as the address is correct and the street is correct. Mr. Charbonneau stated there would need to be an error with the basic information, date, place, etc. in order to be invalid; plus, there would need to be an attempt to deceive the public. This is a scrivener's error as the public knows the correct time and date and place of the public hearing.

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Mr. Moraski questioned the DIS, parking, single lane entry and exit versus two way. Larry Keegan, PE, Weston & Sampson stated he is not sure of the rationale behind having a separate entrance and exit. Mr. Moraski asked if that is more expensive than having just one. Mr. Bollinger stated probably, but he would like to find out what the rationale was and report back to the board. Mr. Moraski stated we don't have a letter of specifications and asked if we need that. He would like the board's staff to review it. Mr. Bollinger stated he isn't sure the board needs that for the site plan process. Mr. Conroy agrees with Mr. Moraski. He stated we need it because it was referenced by the applicant. Anything that is referenced needs to be on file. Mr. Bollinger stated he will be updating documents for review by Engineering. Mr. Moraski questioned the utilities referenced but stated they are not shown on the plan. He stated that Town of Wayland not Walpole is referenced in several places and there are duplicate notes in some places. He stated that Middlesex County is also referenced in places instead of Norfolk County. Mr. Bollinger stated he will address those issues.

Mr. Moraski asked if on-site cooking means on-site grilling and Mr. Bollinger stated it will mean whatever the town wants. Mr. Moraski stated the Traffic Impact Assessment is dated August 21, 2018 and it doesn't fulfil what we are looking for. Mr. Bollinger stated there was one updated on December 6, 2018. Mr. Moraski questioned the type of sewer. Bruce Adams, Project Engineer, stated he is not sure it will be a pressure or gravity system, but will discuss this on Monday night with the Sewer and Water Commission. Mr. Moraski stated he would like a bigger page showing the abutters so we know if we are intruding on any of them. Mr. Adams stated he is not sure how the sewer will get to the site yet. Mr. Moraski questioned whether there will be a splash deck or splash pad as he feels there is a difference. He asked if this area will be fenced off and stated he would like a large picture of the area. Mr. Bollinger stated it will be open, not fenced. Mr. Moraski stated we have areas we charge people to use in the center of town. Why would they want to go there when we have these free. Also, people from out of town could come here. We also need to know if this will be manned. He asked if this will take away from the pools in the town. Mr. Romeo stated he doesn't think so.

Mr. Moraski questioned that there will be two types of pavement and asked why it wouldn't be all gravel as that is cheaper. Mr. Bollinger stated there are cost implications. The higher use areas toward Route 1-A would be paved. Mr. Moraski questioned the water and sewer lines and electrical lighting and asked if this is near the Norfolk Line. Mr. Adams stated no as it will stop at the concession stand.

Paul Yonker, 210 Winter Street stated the sewer line ends at Hollowdale.

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Mr. Bollinger stated the project will have add-ons. Mr. Romeo asked if that is because we don't know if we can afford this yet and Mr. Bollinger stated yes. Mr. Romeo stated he would like to see this cleaned up before the town approves the money. Mr. Bollinger stated the vast majority of what has been presented will be what you get.

Mr. Conroy stated this is a copy of what we presently have at Bird Middle School. There will be no sidewalks, access by car only, remote location, can't see any part of this from Route 1A, has anyone thought about how to handle this with the prison being across the street, most towns have a dump on town lines, not fields. We have more softball fields than we need. Every school has one and this new one will be a Babe Ruth field. He asked if the splash pad is recycled water and Mr. Bollinger stated yes, it will be recycled. Mr. Conroy stated it will need chlorine. Mr. Conroy asked if catch basins in the parking lot and gas traps are needed as this is in Area 4. He stated they will need to show a plan with the alternatives so that when we are done, you won't have to come back. He doesn't feel there is enough parking and we need the calculations. We also need to see how you came up with the number of bathrooms, which should also be shown on the plan.

Mr. Conroy asked if they were involved with the dredging of Memorial Pond and also asked about the cutting of the trees on this site. Mr. Bollinger stated they were not a part of that, but inherited it. Mr. Conroy stated there are two issues now: 1) you can't clear cut in anticipation of development and 2) a special permit is required for filling. The town is in violation now. He asked if they have a soil analysis on what was taken out of Memorial Pond and put up here. Is it all good? Mr. Bollinger stated they will provide that information. Mr. Conroy asked if it will be part of the turf field or the natural field. He asked what if this doesn't go through town meeting. Mr. Bollinger stated he will ask that question. Mr. Conroy questioned the traffic as this is a busy street and queueing will have to be addressed. He is disappointed that the owner of the project isn't even here. He also questioned the expense of lighting.

Irene Gorczyca, 276 Winter Street stated she is an abutter to the access road. She is afraid that people will be using her driveway to leave the site and she doesn't want that. Mr. Conroy stated they would need to come back to us if they make any changes. Ms. Gorczyca also questioned where the synthetic field is going and where the catch basins are. She asked if they will have water problems in their basement. Mr. Conroy stated they are supposed to keep all their water on their own property. Mr. Adams stated the amount of water between today and tomorrow is the same. He explained the size and depth of the basins. He stated the runoff is somewhat greater on a turf field because they are not flat, but the entire system is designed to hold the water. Ms. Gorczyca questioned the gas lines as they were put in by a developer not the gas company. She doesn't think there are records about that installation. Ms. Walker stated that is why we have Dig Safe.

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Robert O'Leary, Washington Street asked if they will be going before zoning for a special permit to put up a building and also questioned storing the soil. He asked how they are dealing with the storm water runoff now. Mr. Conroy stated they aren't. He asked Ms. Walker what we have now and would like her to check on this. If this doesn't go through, what have we got up here? Mr. Romeo stated it was different when the trees were there.

Paul Yonker, 210 Winter Street stated if things aren't done right there will be water problems here. There is a lot of water that flows through that access road and it is all pitching their way. Mr. Romeo feels that if this gets built it will make the situation better and if it doesn't get built he is not sure what will happen. Mr. Yonker stated that Honeypot Road gets a lot of runoff from the prison. He feels this needs to be looked at more.

Robert O'Leary, Washington Street asked question regarding the zoning bylaw, specifically regarding the special permits, removal from Memorial Pond, storage and security.

Patricia Yonker, 210 Winter Street feels the comments were helpful and informative. She questioned what we will do with the fields we have. Also, parking will be an issue. It isn't safe for the kids to ride their bikes and the corner of Winter Street and Route 1-A is dangerous. She also questioned parking on Rout 1-A.

Mr. Conroy stated there is a legal issue here. He asked how we can have a plan in front of us that violates zoning. He feels the zoning violations need to be cleared up first. Also, we don't have an existing conditions plan. Mr. Bollinger stated they do have a plan when they estimated the clearing out there. Mr. Conroy stated it doesn't show existing conditions which we need.

Robert O'Leary referenced Section 5-B-1-q of the zoning bylaws regarding use by a government agency. Mr. Moraski asked him to submit his summary in writing and he agreed. Mr. Romeo asked if Mr. Bollinger can give us an extension of time as he is not the owner. Mr. Bollinger stated they are representing the town. Mr. Yonker stated this is a Rural zoned area.

Mr. Conroy continued this hearing to February 21, 2019 at 7:05 in order to vote on an extension of time to be requested by the owner. He will open the hearing at that time, vote the extension and continue the hearing to a time certain.

9:25 p.m. Bristol Bros. Industrial Subdivison; Bristol Bros. AQV, Site Plan Approval, Case No. 18-12; Bristol Bros AQV, Special Permit, Case No. 18-13: Mr. Conroy read a letter dated February 7, 2019 from Atty. Jeffery Tocchio, DT&M, 175 Derby Street, Suite 30, Hingham, MA requesting to continue the following Bristol Bros. public hearings without prejudice: Site Plan Review, Case No. 18-12; Special Permit, Case No. 18-13; and Industrial Subdivision, Renmar Avenue and an extension of time up to and including April 30, 2019. Motion seconded by Ms. Abate and voted 5-0-0.

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Mr. Conroy continued the public hearings to March 21, 2019 as follows: Bristol Industrial Subdivision, Renmar Avenue to 7:30 p.m.; Bristol Site Plan Approval, Case No. 18-12 to 7:31 p.m.; and Bristol Special Permit, Case No. 18-13 to 7:32 p.m.

Walpole Housing Plan discussion: Andrew Flowers was present to discuss the draft housing plan that was recently submitted to the board. Mr. Conroy asked if the WHP has voted on it. Mr. Flowers stated they voted on a version of this in December, but it has changed. What is before the board tonight is the final version and it is ready to be voted as there will be no changes coming. He stated the WHP doesn't have to vote on this. Ms. Khatib asked what the vote was before and Mr. Flowers stated it was not unanimous. Mr. Moraski stated we just got these changes from Gino Carlucci which he made a week ago. Mr. Conroy stated you are presenting something your committee hasn't voted on. Mr. Flowers stated the committee is fully behind this plan. Mr. Romeo asked if the entire committee is on board with what the changes are? Do we know that these twelve people are aware of the changes made? Ms. Khatib asked why the Selectmen didn't take a vote last week. Mr. Flowers stated they wanted to see if the Planning Board will vote. Mr. Moraski stated he made some clerical error changes and he also made some substantive changes, but he hasn't seen them. He would like to hear from those members that disagreed with what is before us. He stated the WHP can vote on February 20th, the Planning Board could vote on February 21st and the Selectmen can vote on March 5th. He stated he is willing to go with the WHP to the Selectmen's meeting to show support.

Mr. Flowers stated he will get a vote from his committee on the 20th of February. Mr. Conroy added this to our February 21st agenda for a Planning Board at 7:01 p.m.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 3/7/19