

WALPOLE PLANNING BOARD MINUTES OF JANUARY 18, 2024

A regular meeting of the Planning Board was held on Thursday, January 18, 2024 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, Paul Smith, and Carl Balduf, Town Engineer.

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

Minutes: Ms. Abate moved to accept the minutes of December 7, 2023. Motion seconded by Mr. Czachorowski and voted 5-0-0.

Inclusionary Zoning Article: Mr. Conroy moved to sponsor the IZB article for the Spring Town Meeting. Motion seconded by Ms. Abate and voted 4-0-1 (O'Leary abstained).

MBTA Update: Patrick Deschenes, Community Development Director, explained the proposed MBTA bylaw and stated it is mostly concentrated in the CBD.

7:15 p.m. 397 Elm Street Preliminary: Mr. Conroy stated that a preliminary hearing is encouraged but not a mandatory subdivision process. He stated the board's vote and suggestions are non-binding on the subdivision control process.

The applicant was represented by Rick Goudrou, United Engineering. He stated they are proposing two new house lots and one house that is existing for a total of three house lots to be served by a private driveway coming off Elm Street. They also submitted a preliminary drainage plan. They are requesting six waivers and will provide the board with sight distance calculations. Mr. Conroy stated that even though you are asking for waivers, you will need to do a plan with and without waivers. He asked if it will be private and Mr. Goudreau stated yes with an HOA. Mr. Conroy suggested they go meet with the Walpole Fire Department for their input with regard to the definitive plan and also the definitive hearing will not be closed until you have a decision from the Conservation Commission first.

Mr. Goudreau stated they will definitely meet with the fire department before submitting a definitive plan. Mr. O'Leary asked if each house will have its own well and septic system and Mr. Goudreau stated that is what will be proposed. Mr. Czachorowski questioned the strip of land toward the front of the property and Mr. Goudreau stated it will probably remain as is. Mr. O'Leary asked if the current house is occupied and Mr. Goudreau stated yes. Ms. Abate asked if they will be leaving the slope the way it is currently to the existing house and Mr. Goudreau stated they will be cutting it down. Ms. Abate asked how much and Mr. Goudreau stated it will be about a 20' cut. Mr. Smith stated he is all set.

Mr. Balduf went over his comments. Mr. Conroy questioned the street trees.

Mr. Conroy moved to grant tentative approval to the preliminary plan as presented. Motion seconded by Ms. Abate and voted 5-0-0.

7:30 p.m. League School Continued Hearing, Case No. 23-07: The applicant was represented by Atty. Nadine Bailey, Macchi & Macchi, 1256 Washington Street, Norwood, MA. Mr. Conroy read comments received from the Walpole Police Department and the Sewer and Water Commission, who asked that the League School retain ownership of the pipe presently going across Route 1. Mr. Piccirilli, High Point Engineering, stated they plan to.

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Mr. Balduf stated his most recent comments are dated January 16, 2024. Mr. Conroy read a letter from an abutter, Angela Moore. Atty. Bailey stated they have met with the abutters and will be staking out the property to show where the generator corners will be; also, based on those meetings they have agreed to revise the landscape plan and put in new trees along the property line. Mr. Conroy questioned the generator plans and Mr. Piccirilli pointed out the proposed location. He stated they will build up the berm 7-8' and also plant 8-10' high evergreens as agreed when they meeting with Angela Moore. Mr. Czachorowski asked the height of the generator and Mr. Piccirilli stated 65" high.

Mr. Czachorowski asked if all the concerns of the abutters have been met and Mr. Conroy stated yes. Further, there is nothing in the bylaw addressing generators. Mr. Piccirilli stated the generator will be tested once a week. Ms. Abate questioned the traffic entering and leaving the site and Mr. Piccirilli stated they have increased the turning radius as requested by the fire department and will be providing "left turn only" signage coming out of the site. Mr. Conroy asked if they have parent drop off and Mr. Piccirilli stated yes – 25% of the students will be dropped off by car and 75% will be by bus.

Mr. Conroy asked if Mr. Balduf is all set with the plans and he stated yes. Mr. Conroy stated the applicant needs to go see the fire department and make sure they are all set. We will need any changes fourteen days prior to their next meeting.

Ms. Bailey granted the board an extension of time up to and including February 29, 2024.

Mr. Conroy moved to accept an extension of time up to and including February 29, 2024. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing to February 15, 2024 at 7:05 p.m.

Master Plan Comments: After a lengthy discussion, the Board continued this discussion to our next meeting, February 1, 2024. Mr. Czachorowski asked if the Board would like the Master Plan Study Committee to attend that meeting and Mr. Conroy stated no.

Mr. Conroy moved to adjourn. Motion seconded by Mr. O'Leary and voted 4-1-0 (Czachorowski voted against the motion). The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Catherine Abate-Turco, Clerk

Accepted 2/15/24