

## WALPOLE PLANNING BOARD MINUTES OF JANUARY 19, 2023

A regular meeting of the Walpole Planning Board was held on Thursday, January 19, 2023 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 Abate, Clerk; Philip Czachorowski, Sarah Khatib, and Carl Balduf, Town Engineer.

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

**Minutes:** Mr. Conroy moved to accept the minutes of December 1, 2022. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy informed the public that the Bruin Court, East Walpole Clocktower and Marion Street hearings are going to be continued without testimony tonight. Anyone interested can call the Planning Board office to find out the specific date and time of the continued hearing.

**7:07 p.m. Gradam, LLC, 2250 Route 1 Site Plan Case No. 22-07 and 2250 Route 1 Special Permit Case No. 22-08:** Mr. Conroy read the two public hearing notices. He stated that the previous public hearings were opened to continue with no testimony taken. The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA and John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA.

Atty. Macchi stated that the doctor's veterinary office is allowed in the HBD district, but when and if Dr. Kube expanded her current practice, a site plan and special permit would be required. Atty. Macchi stated she is a specialty doctor and deals with referrals only. She would also like to offer 24-hour emergency care and expand the hospital scope of services. Dr. Kube doesn't take walk-ins so there will be no unplanned traffic and she expects to have approximately 18 patients a day. There will be no grooming or kennel services, but may need to occasionally have a surgical animal stay overnight because of a procedure. This is not a typical vet practice. Everything that will be provided is currently being done on site, but the MRI's are now done in a trailer on site and she would like to do those inside her building.

Atty. Macchi stated there are no buffer requirements. Dr. Kube owns two lots, one in Walpole and one in Foxboro and what they are proposing is fully in Walpole. The portion of the parking lot that is presently in Foxboro will be removed. If down the road, Dr. Kube wants to do something with the Foxboro land, she will apply to Foxboro to do so. All work being done is inside the building and they meet all the requirements of the Zoning Bylaw except the WRPOD and they are over the 15% requirement but under the 90% they are allowed by right in the HBD; therefore, they only need the special permit for the WRPOD.

Mr. Czachorowski questioned the dates shown on the plan as he doesn't have the revised plans dated 12/16/22. Atty. Macchi agreed that they don't have them. Mr. Czachorowski questioned the parking. Mr. Glossa explained the set-up of the building and stated the original owner had the idea to build a mini golf course. He showed the board a new plan with revisions to the original plan. He stated all the calcs were done as if it was going to be built, including the impervious cover calcs. The parking will face Route 1 and the building will be one story in height and the walkways will be improved to be concrete. There will be two entrances off Route 1. Mr. Glossa also discussed the drainage. He stated the Board of Health has approved the septic plan already; however, he will be going in front of them on January 25<sup>th</sup> to discuss the installation of the septic tank. This has been approved with a single compartment tank

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which they now want to change to a two-compartment tank. They will capture 90% of the rainfall in the basins, which is above and beyond what is required by the regulations. The last time there was a hundred-year storm was 1956. The existing water line will be made larger per recommendation from the Sewer and Water Commission.

Mr. Conroy read comments received from Pat Deschenes, Community Development Director, Board of Health, and Deputy Chief Barry. Mr. Balduf discussed his Engineering comments.

Ms. Khatib stated the front of the building is in the back and would like the outdoor portion to look nice. Atty. Macchi stated he will look into this. Ms. Khatib questioned the circulation around the site and asked why there are twelve spots along the front. Mr. Glossa stated that is where the doctors will park. They feel there is no need for arrows as the aisles are 25' wide. Ms. Khatib questioned the parking code requirements of 4 vs. 6. Mr. Glossa stated Atty. Macchi sees it as 6, but he sees it as 4. Ms. Khatib would like fewer parking spaces. Mr. Glossa stated the architect would like 100 spaces for staff, doctors, patients, etc. Atty. Macchi stated they will look into this.

Jim Crowley, Building Commissioner, stated the original plan was for a Veterinary Clinic and was under 4 and approved by Jack Mee, a previous Building Commissioner. Now it will be a hospital, so it will be under 6. Mr. Khatib questioned the landscaping. Mr. Glossa stated there will be plantings around the parking lot. Mr. Khatib asked if they will be in the islands and Mr. Glossa stated yes. Ms. Khatib questioned the entrances and traffic circulation and Mr. Glossa stated he will talk with them. Mr. Conroy stated there should be a main entrance and an employees' entrance. Mr. Czachorowski stated it looks like a challenge for a fire truck. Mr. Glossa stated the fire truck can back up. Ms. Khatib asked that signage details be added to the plan. Mr. Glossa stated he will ask about the signs, but he understood they were going to leave them the way they presently are. Ms. Khatib questioned the Foxboro lot and stated it is not included in any calcs and asked if that is all right to just break it off. Atty. Macchi stated Dr. Kubs can do whatever she wants with it and agrees it is not included in any calculations. Ms. Khatib questioned the septic tank again and Mr. Glossa explained it to her.

Mr. Czachorowski asked that the plan title be added to each of the plan pages and also would like Page 2 changed to match the other pages. He questioned the signage, the Foxboro land, Sheet 5 in the plan set showing the utilities as per the Board of Health comments, lighting on Sheet 11 and asked if the Board of Health wanted it changed. Atty. Macchi stated that is a standard recommendation, but will confirm that when they go before them in a couple of weeks. Mr. Czachorowski also questioned the traffic flow as shown on Sheet 3 and Mr. Glossa stated they meet the zoning required. Mr. Czachorowski feels it looks awkward. He questioned if the driveway will be made wider for the fire department and Mr. Glossa stated yes and they will do whatever the deputy fire chief wants them to.

Ms. Abate questioned the services offered. Atty. Macchi stated he will check into this as other than Urgent Care everything else is already being offered on the site already; however, it may not be to the degree they want. Ms. Abate questioned the night hours and wondered when they will start, later or right away. Atty. Macchi stated they are permitting the whole thing, but can't tell you what Dr. Kube's plan is. It sounds like a lot of parking, but doesn't think it really is and it shouldn't be scaled down.

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Mr. O'Leary asked for an estimate of the square footage of the buildings. Mr. Glossa responded 180'x95'. Mr. O'Leary asked if that would be an issue for the fire department with regard to them trying to get around to the other side of the building and Mr. Glossa stated no. This was what was shown to the fire department. Jim Crowley, Building Commissioner, stated that with both the Building Code and the Fire Code there will be access to three sides. Mr. O'Leary stated he would like to reduce the parking if possible as there will only be seven doctors at this facility. Atty. Macchi stated it will not be full all the time, but if it is full and someone has to park on Route 1 or Fox Hill, there will be a problem, but he will check into this further. Mr. O'Leary questioned the placement of the grass areas and also the Urgent Care hours. Atty. Macchi stated Dr. Kube would like to offer 24-hour service. Mr. Conroy stated he doesn't care about the parking as long as they meet the code. Regarding the landscape, he is not a fan of islands as they typically get in the way or salting kills everything you plant. The plows and sanders will hit the islands also. Mr. Glossa stated they can put the landscaping around the perimeter. Mr. Conroy stated he would like stakes showing where the Foxboro line is on the property. He also doesn't think there is No Parking signage on Fox Hill as it is fairly wide; however, you can't park on Route 1. He questioned the upgrading of the building and stated they may need to put in sprinklers in the renovated part and Mr. Glossa should look into that so he doesn't have to come back. Inside is not our problem, but outside is. Mr. Glossa stated these people have been thinking ahead all along.

There were no public comments.

Mr. Conroy continued the hearings to February 16, 2023 at 7:10 p.m. and 7:11 p.m. Atty. Macchi granted the board an extension of time up to and including February 28, 2023 for both the special permit and the site plan. Mr. Conroy moved to accept the extensions of time and Mr. O'Leary seconded the motion which was voted 5-0-0.

**8:57 p.m. Bruin Court Subdivision, West Street:** Mr. Conroy opened the public hearing and continued it without testimony as requested. Mr. Conroy moved to accept an extension of time up to and including February 28, 2023 as requested by Atty. Philip Macchi, Norwood, MA. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to February 16, 2023 at 7:30 p.m.

**New Pond Village:** Mr. Conroy moved to accept an extension of time on which to take action up to and including February 3, 2025 as per request of Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. Motion seconded by Mr. Czachorowski and voted 5-0-0.

**East Walpole Clock Tower, Case No, 22-02:** Mr. Conroy opened the public hearing to continue without testimony as per Dan Merrikin, Legacy Engineering. Mr. Conroy moved to accept an extension of time up to and including February 28, 2023 as per request of Mr. Merrikin. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to February 16, 2023 at 7:30 p.m.

**9:10 p.m. Northwood Subdivision (Delaney/Dover) Continued Hearing:** Mr. Conroy read comment letters received and Mr. Balduf addressed the Engineering comments. The applicant was represented by Chris Gaboriault, GLM and John Walsh. Mr. Gaboriault stated the Conservation Commission approved this last week.

The board discussed the waivers and the special conditions. Mr. Gaboriault stated the roadway to Lot 5 will be 20' not 6' as wide as per input from the Fire Department.

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Waivers: Mr. Conroy moved to grant a waiver from Section III-1, Municipal Systems Impact Analysis. Motion seconded by Mr. Czachorowski and voted 5-0-0.

Mr. Conroy moved to grant a waiver from Section III-1, Traffic Impact Data and Analysis. Motion seconded by Ms. Abate and voted 5-0-0.

The board also voted the following additional waivers for the roadway to be constructed off High Street and shown as Proposed Road A on the subdivision plan set:

- Mr. Conroy moved to allow a waiver to allow the proposed roadway remain private. Motion seconded by Ms. Abate and voted 5-0-0;
- Mr. Conroy moved to allow a waiver from Section V-6 Roadways to allow pavement width of 20 feet as requested by the Walpole Fire Department. Motion seconded by Ms. Abate and voted 5-0-0;
- Mr. Conroy moved to allow a waiver from Section V-7 Curbs and Gutters to allow construction of the roadway without gutters. Motion seconded by Ms. Khatib and voted 5-0-0;
- Mr. Conroy moved to allow a waiver from Section V-6 Sidewalks to allow the construction of the roadway without sidewalks. Motion seconded by Mr. O'Leary and voted 5-0-0;
- Mr. Conroy moved to allow a waiver from Dimensional Standards for roadways within subdivisions to allow no paved cul-de-sac turnaround to be constructed. Motion seconded by Mr. Czachorowski and voted 5-0-0.
- Mr. Conroy moved to allow a waiver from Section V-12 Street Trees to allow no street trees. Motion seconded by Mr. O'Leary and voted 5-0-0.
- Waiver from Section IV-4(e) Intersections: It was agreed to hold Waiver #7 from Section IV-4(c) intersections for a request to allow a waiver to allow the street be constructed without 30' roundings. The board is awaiting input from the Fire Department before voting on this waiver. Ms. Khatib feels that roundings impact how a person can get into their driveway. Mr. Gaboriault stated the average driveway is 12'. Mr. Conroy stated we will wait to hear from Luke Parlon, Walpole Police also.
- Mr. Conroy moved to allow a waiver from Section III-15 Certificate of Monuments, As-Built Plans and Street Acceptance Plans to waive street acceptance plans. Motion seconded by Ms. Abate and voted 5-0-0.

Regarding Lot 6 and 35 Delaney Drive, Ms. Khatib questioned an easement. Mr. Walsh stated they will be giving them an easement. Ms. Khatib asked that be added to the plans. Mr. Conroy stated the only outstanding issues are comments from the Walpole Police, Fire and the easement being added to the plan. When that is completed, we will be done. Mr. Balduf asked that the easement be added to the special conditions also. Mr. Conroy agreed and stated that any change to the sight distance could be added prior to endorsement.

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Mr. Gaboriault granted the board an extension of time on which to take action up to and including February 28, 2023. Mr. Conroy moved to accept the extension of time. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued this hearing to February 2, 2023 at 7:05 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Czachorowski and voted 5-0-0. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 2/16/23