

## WALPOLE PLANNING BOARD MINUTES OF JANUARY 21, 2021

The Walpole Planning Board met via Zoom on Thursday, January 21, 2021. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chair; Philip Czachorowski, Clerk; Catherine Turco-Abate, John O'Leary and Carl Balduf, Town Engineer.

**ANR - Bartley Foley, Summer Street:** Mr. Conroy placed this ANR on the board's February 4<sup>th</sup> agenda as this was received in the office on Tuesday, January 19<sup>th</sup> and the pdf was received this morning, which didn't allow the board time to review it properly.

**Master Plan:** Mr. Conroy moved to nominate Ms. Abate as the Planning Board designee. Motion seconded by Ms. Khatib. She thought the representative was for the RFP process only. Ms. Abate stated she took it as the actual Master Plan Planning Board representative. She would like to be on the committee for both the RFP and the actual Master Plan Committee. Ms. Khatib stated she would be interested in being on the actual Master Plan Committee also. She read the email from Patrick Shield dated January 12. Ms. Abate questioned the number of people that would be on the committee. Mr. Conroy stated we are voting on the request that is in front of us tonight. Motion voted 5-0-0.

**Meeting Procedures:** Ms. Abate had asked for a board discussion on the preparedness of the applicants as was proposed in her email dated 1/19/21. Mr. Czachorowski stated he welcomes this proposal. Ms. Khatib also felt the suggestions were good and supports it. She asked that plans still be available in the office. If an applicant doesn't have electronic plans then the board needs to tell him we will be continuing his hearing. Regarding plan endorsement, Mr. Conroy stated we need three people to sign for a subdivision. He asked if the board members were okay with stopping by the office to sign and they all agreed.

**7:30 p.m. Sayed Halibi, Site Plan Approval #21-01, 1363-1391 Main Street:** Mr. Conroy read the public hearing notice and stated this was submitted when we were on the "freeze". He stated the Conservation Commission approved this on April 15, 2020; and, the Zoning Board approved the special permit on July 15, 2020. However, their decision does not show the dates of the plans. Everyone should be working off the same plans with the same dates. He suggested to Mr. Halibi that he may want to talk to both the ZBA and Comcom as our plans are dated June 15<sup>th</sup>. He doesn't want issues with the dates.

Present along with the applicant, Sayed Halibi, was Frederic Kane and Kevin Riopelle, Civil Engineer.

Mr. Halibi stated he got approved for a special permit through the ZBA for commercial on the first floor of the building and residential on the second and third floors. He stated there will be no new curb cut and there will be an underground parking garage and also above ground parking. There will be a 6' setback on the Dunkin Donuts side with added shrubs as requested by the ZBA. Mr. Halibi stated there will be 7 two bedroom units per story and 1 one bedroom unit per story. The third floor will be a mirror image of the second floor. All will have balconies, central air and washer/dryer hook ups. They are allowed to be 40' high, but they are only 35' high.

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Mr. Riopelle discussed the site layout and Mr. Conroy read the board comments that had been received. Mr. Balduf reviewed the Engineering comments and stated he had issued them earlier today. Ms. Abate asked if Mr. Conroy read the Sewer and Water comments. He stated they are a year old, so he didn't.

Mr. O'Leary questioned the split use and stated that the residential portion should be no more than two times the commercial area. He also asked if the retaining wall shown on the garage plan will create an issue. Mr. Halibi stated that the second and third floors did come up during the ZBA process. This is in the Business zone and stated that the number of units referred to by Mr. O'Leary is only in the CBD district. Mr. O'Leary asked if a portion of the garage is below ground and Mr. Halibi stated yes. Ms. Abate asked if when you pull off Main Street toward the parking, will there be arrows showing it is two way entrance/exit? Mr. Halibi stated he will look into that. She asked how people will access the garage and if the door will remain closed as the ZBA decision stated if there is a problem, the police will ask it to remain open. Mr. Halibi stated the main concern with the ZBA was that any queuing would cause an issue. They are okay with leaving the door open, but would like it closed at night. Ms. Abate asked about spots in the garage for the residents and Mr. Halibi stated the ZBA didn't specify who could park where. Thirty-two residential spaces are needed and 18 commercial. There is sufficient parking above ground for commercial customers. Ms. Abate asked if they have a plow and snow storage plan. Mr. Riopelle stated it is part of the stormwater management report, but not shown on the plans. Ms. Abate questioned building signage and Mr. Halibi stated the billboard that is out front will be coming down in 2029. Ms. Abate questioned the crosswalk. Mr. Halibi read the condition in the ZBA decision addressing crosswalks. Ms. Khatib requested the applicant provide a cover sheet showing what's needed to be in conformance with the Zoning Bylaw. She would also like the boxes labeled below the billboard. Mr. Halibi stated he will look into it and will designate places on the wall for the businesses. Ms. Khatib stated she will review the ZBA decision before our next meeting. She would also like the frontage identified on the plans. Mr. Riopelle stated he will make sure that happens. Ms. Khatib asked what the 11,000 s.f. represents as shown on the ground floor plan sheets. Mr. Halibi stated it is the footprint of the ground floor. Ms. Khatib stated that 26' is required for aisles, but only 24' is provided. She would also like to see pavement markings. Ms. Khatib questioned Sheet C-2 and Mr. Halibi stated it should say Sheet CE02. Ms. Khatib asked the traffic study be shown on the plans and would like the surrounding parcels shown with the owners' names. Mr. Czachorowski feels this is a good project and likes the water going back into the ground. He is also concerned about the sidewalks and crosswalk. He feels there should be something on the front of the building for safety, either a name or a number. Mr. Conroy questioned the garage and asked if there will be a sign for tenants only. Mr. Halibi stated no signage as yet.

There were no public comments.

Mr. Conroy moved to accept an extension of time as granted by Mr. Halibi up to and including February 28, 2021. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to February 18, 2021 at 7:15 p.m.

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**Discussion re: Walpole Housing Partnership:** Mr. Czachorowski had asked that an invitation from the WHP regarding forming a joint committee with the Planning Board be discussed. The invitation or vote was not received within the necessary 48 hours to allow a discussion. Mr. O'Leary stated we need a 48-hour window to be a fixed time frame for everyone. Ms. Khatib agreed and asked if this request can be added to the next agenda. Mr. Conroy added this to the board's February 4, 2021 agenda at 7:05 p.m.

**TMC endorsement:** Mr. Conroy added this to the February 4<sup>th</sup> agenda as the modification decision was not added to the mylars.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk

Accepted 2/4/21