

WALPOLE PLANNING BOARD MINUTES OF JANUARY 5, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, January 5, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Elizabeth Gaffey, Vice Chairman; and Joseph Moraski.

Mr. Conroy opened the meeting at 7:06 p.m.

ANR – Manzo, 100 Elm Street: At a regular meeting of the Walpole Planning Board held on January 5, 2017, it was voted 3-0-0 to endorse an ANR plan entitled “100 Elm Street, Walpole, Massachusetts Approval Not Required Plan” dated September 30, 2016 and drawn by Kelly Engineering Group, Inc., 0 Campanelli Drive, Braintree, MA 02184 finding Form A in order and subdivision control not required. Endorsement of this plan does not constitute a determination of compliance with the Zoning Bylaw.

The purpose of this plan is to modify the boundary line between Lot 1 and Lot 2. A plan creating Lot 1 and Lot 2 was previously approved by the Planning Board on November 19, 2015. The subject property is shown on the Town of Walpole Assessor’s Map 33 as Lot 21 and is located in the CBD District as shown on the Town of Walpole Zoning District Map dated October 15, 2007.

The applicant/owner as shown on the Form A is TMC 100 Elm, LLC, c/o The Manzo Company, 200 Wheeler Road, Ste. 210, Burlington, MA 01802. The owner’s title to the land is derived under deed from Historic Realty, LP dated January 26, 2012 and recorded in Norfolk County Registry of Deeds, Book 29605, Page 314.

The board signed three paper copies as the mylar was not available. Mr. Conroy stated the board may have to re-endorse the mylar at a later date as the registry will only accept a mylar for recording purposes.

Northridge Farm re: Warren Lane Bond Reduction #2: Mr. Conroy stated the board needs to vote an extension of time on this bond as it is over two years old and the board needs proof from the bonding company that the bond is still valid before voting a reduction.

Boyden Estates re: acceptance of documents: Mr. Conroy stated he has some issues with this request as Town Counsel said they have already conveyed Lots 1 and 7 between Mr. Petrozzi and Mr. O’Brien. That can’t be done without a bond. He doesn’t feel we can do anything with the documents because of that conveyance. He would like input from town counsel on the status of this.

Mr. Conroy moved that before we accept the documents, we ask town counsel for guidance as to what was recorded was wrong and the transfer of property occurring without a bond. He is not sure what happens now. Motion seconded by Mr. Moraski and voted 3-0-0.

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Shady Lane Subdivision: Mr. Conroy read Ms. Walker's punch list and stated we don't bond the water department stuff. He moved to send this punch list to Jack Walsh. Motion seconded by Mr. Moraski and voted 3-0-0.

Request for Comments: The Planning Board had no comments for the Zoning Board re: Dunkin' Donuts sign at 995 Old Post Road.

ConCom re: NOI Gigi's Way: if the barn stays where it is, Mr. Viano doesn't have to come back to us. If he moves the barn he does have to come back to us. Mr. Conroy moved to send comment to the ConCom stating in the event that the barn is moved from where it is shown on the approved open space place, then the applicant would have to come back to the Planning Board for a new filing. Motion seconded by Ms. Gaffey and voted 3-0-0.

ConCom re: NOI 7 Olmsted Lane: Mr. Conroy moved that there are no planning comments as it doesn't affect the subdivision. Motion seconded by Mr. Moraski and voted 3-0-0.

Nstar re: RD 1477 Main Street: Mr. Conroy moved that there are no planning comments. Motion seconded by Mr. Moraski and voted 3-0-0.

Corcoran, NOI 95 West Street: Mr. Conroy moved to send a letter to the Conservation Commission that there are no planning comments as they have filed with the Planning Board and the hearing is scheduled for January 19th. Motion seconded by Mr. Moraski and voted 3-0-0.

Burns Avenue re: Zoning Board special permit application: Mr. Conroy asked that this be put on our next agenda.

7:31 p.m. Corcoran, 95 West Street, Continued Hearing, Case No. 16-12: Mr. Conroy read a letter from the applicant's attorney, Philip Macchi, Washington Street, Norwood request the hearing be continued without testimony to January 19, 2017 and also to accept an extension of time up to and including January 31, 2017. Mr. Conroy moved to accept an extension up to and including January 31, 2017. Motion seconded by Mr. Moraski and voted 3-0-0. Mr. Conroy moved to continue this hearing without testimony to January 19, 2017 at 7:28 p.m. Motion seconded by Ms. Gaffey and voted 3-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 3-0-0. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

John Murtagh, Clerk

Approved 1/19/17