

WALPOLE PLANNING BOARD MINUTES OF JULY 19, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, July 19, 2018 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate and Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:02 p.m.

Traffic Peer Review 1350 North Street: After receiving three quotes, Mr. Conroy moved to use VAI for the 1350 North Street traffic peer review which will include their attendance at one meeting and a report. Motion seconded by Ms. Abate and voted 4-0-0.

7:08 p.m. Walpole Housing Partnership: Andrew Flowers updated the board on the WHP. Also, present was Willa Bander who stated she feels affordable housing is critical to the structure of Walpole. Mr. Flowers stated the town is presently at 4.5% of the required 10% affordable housing criteria. He feels the town would have made a substantial dent in that number if there was a plan in place if Corcoran and Liberty Village had designated some units as Affordable Housing. Ms. Abate asked the goal date for something to be in place for Affordable Housing. Mr. Flowers state December 12, 2018. He further stated to increase the CBD moratorium would affect the town's eligibility requirements. Mr. Conroy suggested that going forward all new applicants should talk with the WHP first. Mr. Flowers would like the board to push this to the Selectmen for their support as they need everything voted on by November 30th for submission to the State.

7:45 p.m. Canahome, 763-765 Main Street, Case No. 18-01 Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including September 30, 2018. Motion seconded by Ms. Abate and voted 4-0-0. Mr. Conroy continued this hearing to September 20, 2018 at 7:30 p.m.

7:50 p.m. Nichols Pond Lane Subdivision Continued Hearing: Mr. Conroy stated we have no new information and therefore there is nothing to vote. The plan before the board was previously turned down and we have nothing new. Mr. Wakefield stated he submitted a request to continue until there is a full board. Mr. Conroy stated we don't have a non-waiver plan and we need something that meets the subdivision control law. Mr. Wakefield stated he would like a full board. Mr. Conroy asked if he will be submitting a non-waiver plan and Mr. Wakefield stated he is only here tonight to continue this until September. Mr. Conroy asked if we grant the continuance, what will be on the table. He stated Mr. Wakefield has nothing so we should just vote this down. He previously told Mr. Truax and Mr. Wakefield that if the waiver goes down, there will be nothing on the table. Mr. Romeo asked if we can reconsider the waiver. Mr. Wakefield feels the only issue tonight is to continue to September when there is a full board. Mr. Conroy stated we still don't have a plan in front of us. Mr. Wakefield stated he is only requesting tonight to continue to September. Mr. Conroy stated we have nothing in front of us to continue. Mr. Romeo asked if he was working on anything to present to us if you are continued to the next hearing date and Mr. Wakefield stated yes, if that is what the board is requesting. Ms. Khatib stated we need new information and a new plan. Mr. Conroy stated you have a plan that doesn't meet the board's rules and regulations. Your only alternative is to go to the non-waiver plan, but we don't have anything in front of us. What are we continuing? Mr. Wakefield stated we have continued many times in the past. Mr. Conroy stated you are asking us to give you an extension on nothing. There is nothing new.

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Mr. Romeo asked if the applicant can ask us to reconsider the waiver vote or is there a mechanism for him to appeal the waiver? Mr. Conroy stated no, it is not appealable. Mr. Romeo asked if we can tell him what they need to file. Mr. Conroy stated we can't do that, but his lawyer can. Mr. Romeo stated the abutters were told this was going to be continued; therefore, we should accept this extension and continue this. It is important the abutters get a fair chance. Mr. Conroy stated we have nothing here. He asked Mr. Wakefield if we have a plan in front of us that could be built right now. Mr. Wakefield stated the 750' plan is not here. Mr. Romeo asked if they are still working on the plan and you need until September to finish it. Mr. Wakefield stated yes, if that what it takes. Mr. Conroy asked why we don't have a non-waiver plan. It should have been submitted and if you had done it and it was in the folder, he would agree with what he is doing.

Ms. Khatib moved to accept an extension of time up to and including September 30, 2018. Motion seconded by Mr. Romeo and voted 2-2-0 (Khatib, Romeo voted favorably; Conroy, Abate voted in the negative). The motion did not carry. Ms. Khatib agreed we have nothing in front of us. Mr. Conroy moved to approve the subdivision. Mr. Romeo asked what plan? Mr. Conroy stated there is no plan. Mr. Romeo stated he would agree with Jack, but there are abutters. He asked when the non-waiver plan should have been submitted. Ms. Khatib responded at the beginning of the process. Mr. Conroy stated that is a requirement, not just a request from us. No second to Mr. Conroy's motion was made.

Mr. Conroy moved to approve the plan. Ms. Abate asked what plan. Mr. Romeo stated we should revoke the continuance request and reschedule. Ms. Khatib asked Mr. Conroy if he will only reconsider a 750' plan and Mr. Conroy stated that is correct. Mr. Wakefield stated he cannot agree with that. Mr. Conroy stated we didn't put you in this situation, you did it. No second to Mr. Conroy's motion was made. Ms. Khatib stated we should start over and Ms. Abate agreed. Mr. Conroy stated the other option would be to withdraw without prejudice. Mr. Wakefield stated he would like to do that. Mr. Conroy moved to allow the applicant to withdraw without prejudice. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Wakefield questioned the fees. Mr. Conroy said to file the application with the fees needed and we will address that the night of the hearing.

8:25 p.m. Pinnacle Point Multi-Family Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including September 30, 2018 as requested by John Hasenjaeger. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Conroy continued this hearing to September 20, 2018 at 7:35 p.m.

Highbridge Preliminary: Mr. Conroy moved to accept an extension of time up to and including September 30, 2018 as per request of Mark Mastroiani, Pulte Group. Motion seconded by Ms. Abate and voted 4-0-0. Mr. Mastroiani asked that this preliminary plan follow the Pulte site plan and special permit on upcoming agendas.

8:25 p.m. Worthington Green (Pulte) Site Plan Approval, Case No. 18-2 and Special Permit, Case No. 18-3 Continued Hearings: Mr. Mastroiani discussed the traffic. Mr. Conroy asked them to meet with the selectmen sooner, rather than later. Matt Leidner, Civil Design Group presented a traffic update to the board. He stated they submitted a conceptual plan and updated it to show a traffic beacon on High Plain Street. He stated they are here to discuss the sidewalk and stormwater management.

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Mr. Conroy read comments from the Conservation Commission and the Deputy Fire Chief. Mr. Leidner stated the phasing was submitted a long time ago on April 6, 2018. They are just reiterating it. Mr. Conroy asked if their intent is to build out all at once and Mr. Leidner stated no. They intend to build Building #1, then #2, etc. They met with the Deputy Fire Chief on April 3, 2018 and he was okay with what was proposed. Mr. Conroy stated they should have a plan showing Phases 1, 2, 3 and 4. Mr. Mastroiani agreed. Regarding condo documents, Mr. Conroy asked if Pulte will be the only member until all is built out and you will be in it 100% to the end. Mr. Mastroiani stated yes. Mr. Conroy stated the Selectmen are the off-site improvement people. We don't have a say in that, only them. Mr. Leidner stated that John Chessia performed a stormwater review and provided follow up comments. Ms. Walker stated it is in conformance with the last list. Mr. Leidner stated his intention is when we update the final plans for the Conservation Commission, they would do the same for the Planning Board. Mr. Conroy stated we are the last ones to close typically. Mr. Leidner stated that the Water and Sewer Commission approved what was submitted. Mr. Mastroiani stated they will go the selectmen for off-site and phasing and then come back to the Planning Board.

John Chessia, Chessia Consulting, stated that the Conservation Commission has addressed his concerns and some details need to be added to the plan. Ms. Walker stated she is all set. Ms. Khatib asked if there was a fiscal impact statement done. Mr. Mastroiani stated it was resolved at earlier hearings. He stated the site sewer pump station is the biggest cost, but not to the town. Ms. Walker agreed. Ms. Abate had concerns about Hartshorn Place and asked if those have been addressed. Mr. Leidner stated yes and they have mitigated both the run-off rate and volume and it will be better than what is presently there. Ms. Abate asked if they will be removing the underground tanks and Mr. Leidner stated he will follow up on that. Mr. Mastroiani stated the owner of the Woodworkers is actively working to clean up the property before it is conveyed, so it will be clean when they get it. Mr. Romeo asked if there will be on site walking trails and Mr. Mastroiani stated no. Mr. Romeo questioned community space and Mr. Mastroiani stated there are two spaces that will be created, but no pool or clubhouse. Mr. Leidner stated there will be gazebo space toward the front and a sitting garden toward the rear. Ms. Khatib questioned the pet policy and Mr. Mastroiani stated that is addressed in the condo documents. She stated that 55 is young and these people should be provided with walking paths. Mr. Mastroiani feels that is a valid comment and the intention is they utilize the sidewalks throughout the community. Ms. Khatib also questioned speed bumps. Mr. Mastroiani stated they will provide them if the residents want them. She also questioned a lighting plan and the impact on neighbors. Mr. Leidner stated one of the sheets submitted is a photometric plan. Mr. Romeo asked about decorative landscaping and up lighting. Mr. Mastroiani stated it will only be at the entrance. They are not proposing security cameras, but will do it if the need arises. Ms. Abate questioned a fire prevention plan during construction and Mr. Mastroiani stated there will be a hydrant and if there is a fire during construction, there will be a problem. Mr. Conroy asked what the miscellaneous outstanding items are and Mr. Mastroiani stated phasing plan, meeting with the selectmen and they need an updated plan. On behalf of Mr. Moraski, Ms. Abate asked if they are planning on having a back-up electric source for the elevators and what is the exit strategy. Mr. Mastroiani stated there are no generators proposed.

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Mr. Conroy moved to accept an extension of time up to and including September 30, 2018 as granted by Mr. Mastroiani. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Conroy continued this hearing to September 6, 2018 at 7:30 and 7:31. He also continued Highbridge preliminary to September 6, 2018.

Fall Town Meeting: Regarding a request to extend the CBD moratorium, Ms. Abate feels that is important. We have no idea what the impact of what has already been approved will be. It could be positive or negative.

Mr. Conroy moved to sponsor a town meeting article to extend the moratorium in the CBD. Motion seconded by Ms. Abate and voted 2-2-0 (Conroy, Abate voting in favor of the motion; Khatib, Romeo voting against the motion). Motion did not carry.

Warren Lane: Mr. Conroy moved to hold the residents' hearing on August 16, 2018 at 7:00 p.m. Motion seconded by Mr. Romeo and voted 4-0-0.

Atlantic Court Ext: Mr. Conroy moved to hold the residents' hearing on August 16, 2018 at 7:05 p.m. Motion seconded by Ms. Abate and voted 4-0-0.

1327 Main Street: The board could not sign the mylars as there were no signature blocks. Mr. Conroy asked that this be put on the August 16th agenda.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 4-0-0. The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 8/16/18