

## WALPOLE PLANNING BOARD MINUTES OF MARCH 2, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, March 2, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; John Murtagh, Clerk; and Joseph Moraski.

**Boyden Estates Subdivision Documents:** Mr. Conroy gave Mr. Petrozzi original documents and told him to get them notarized and return them to the board.

**Northridge Farms, Warren Lane Bond Reduction:** Mr. Conroy indicated that the remaining value on the bond is about \$163,000.00. He moved to reduce the bond by \$28,633.92 as recommended by Margaret Walker. Motion seconded by Mr. Moraski and voted 3-0-0.

**Pine Acres Preliminary Subdivision, 388 North Street:** Mr. Truax, GLM Engineering, Holliston, MA represented the applicant. He described the project. The subdivision consists of 3.35 acres with frontage on North Street. He noted a “silver of land” owned by an abutter between the subdivision and Laurel Lane. He said the applicant is proposing to come in with a roadway off North Street. He indicated the garage and accessory structures on Lot 1 will be taken down. The applicant/developer is Robert Borrelli of Medfield who is proposing sewer and looping the water line on Laurel lane. Borrelli is in discussion with an abutter about an easement for sewer and water lines.

Mr. Truax indicated that no waivers are foreseen. The street which is a cul-de-sac is 26’ wide and there is a sidewalk on only one side of the street. Mr. Truax noted that the existing house on Lot 1 is 18’ off North Street. It may remain where it is and without the current garage, the house would have a 20’ side yard.

Mr. Conroy read comments from the Board of Health, Elizabeth Dennehy and Margaret Walker. Planning Board Clerk, John Murtagh, asked whether or not a filing has been made with the Conservation Commission. Mr. Truax said not yet. He also asked where the sewer access was. Mr. Truax said 250’ away on North Street by Rose Marie Lane.

Mr. Moraski asked about the \$2,000 subdivision fee and it was noted that it had been received. He asked whether or not there was any pre-application consultation with various development-related departments (only three comments received). Mr. Truax said no. Mr. Moraski asked if a draft Development Impact Study had been submitted. Mr. Conroy distributed them to the board. Mr. Moraski asked who the owner of the property is. Mr. Truax indicated that the owner, Donald Joseph MacDonald, is deceased. Mr. Moraski noted that abutters on the layout plan, namely Kenneth and Mabel Woodard were deceased and their house was sold three years ago in May, 2014. Mr. Truax noted the correction.

Mr. Moraski asked about the character of the proposed subdivision. Mr. Truax said that Borrelli will build homes within the “market”. They will not be selling just lots. Mr. Moraski indicated

that he would find it acceptable if the grass strip between the sidewalk and the street be eliminated due to future neglect and road salt or planted with Zoysia drought resistant grass. Mr. Truax said they would not want to eliminate the grass strip because they would also have to change the berm. The Board noted that the Board of Health is requesting sidewalks on both sides of the street. Mr. Moraski said one side seems sufficient on this type of street. Mr. Moraski indicated that when the plan shakes out, it is very likely that Lot 3 will be lost. Lot 3 is the acre lot where a drainage basin near the property line is proposed. It is low and wet and may be an issue with abutters.

Mr. Moraski also said he preferred that during discussions with the abutter over the sliver of land between the subdivision and Laurel Lane that the developer include discussions about a connection to Laurel Lane per Section IV-1-c (page 28). Lots 2 and 4 could then be made larger. Mr. Truax said discussions are ongoing and are financial in nature.

Mr. Moraski asked whether or not all driveways in the subdivision will be off the proposed roadway and Mr. Truax said yes. Mr. Moraski noted that 388 North Street is not on the street directory and hasn't been since at least 2014. The house is unoccupied and mail has been stopped. Mr. Moraski noted that the house was built in 1844. Mr. Truax said it will not be demolished so the applicant will not have to appear before the Historical Commission. The garage and accessory buildings are believed not to be subject to the Demolition Delay Bylaw. Mr. Truax noted that the house has a "sentimental value" and will not be demolished. It may be moved, but not destroyed. Mr. Moraski also noted that the Assessors' Online Data Base indicates that the land in question is 3.4 acres or 148,104 s.f. (if 43,560 s.f. is being used as the basis for an acre). Mr. Moraski noted that the proposed lots seem to be inconsistent with Assessors' records. Mr. Truax noted that each lot was measured. Mr. Conroy noted that once a surveyor gets into the field with equipment it is going to be close because the proposed lots are only 10' above what is required. There is not much extra land to work with. Mr. Conroy also asked where does the land stop at Laurel Lane. Mr. Truax showed the board and noted again that the developer is working with an abutter for easements.

**McSharry/Maplewood Condos Continued Hearing:** The hour being after 7:30 p.m., the Chairman read the letter from the applicant's attorney. The Chairman moved to continue the hearing to Thursday, April 6, 2017 at 7:20 p.m. Extension granted to April 30, 2017. Motion seconded by Mr. Moraski and voted 3-0-0.

Moved by Mr. Moraski to adjourn at 7:40 p.m. Motion seconded by Mr. Murtagh and voted 3-0-0.

Respectfully submitted,

Joseph Moraski

Accepted 3/16/17