

WALPOLE PLANNING BOARD MINUTES OF MARCH 20, 2014

A regular meeting of the Walpole Planning Board was held on Thursday, March 20, 2014 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: Richard Nottebart, Chairman; Edward Forsberg, Vice Chairman (7:40 p.m.); John Murtagh, Clerk; Richard Mazzocca, and Margaret Walker, Town Engineer.

Mr. Nottebart opened the meeting at 7:05 p.m.

Minutes: Mr. Nottebart moved to approve the minutes of March 6, 2014. Motion seconded by Mr. Murtagh and voted 3-0-0.

Keaney Estates: Mr. Shields asked to have his street name and NSTAR questions put on the board's April 3, 2014 agenda in order to wait for a full board.

Oakwood Estates: Ms. Walker updated the board on the status of Oakwood Estates.

Organization Structure: Mr. Nottebart discussed the organizational structure of the Planning Board. He is in favor of the Town Planner reporting to the Planning Board and the board secretary reporting to the Town Planner.

GEO: Mr. Nottebart stated the Planning Board is the only department not using GEO.

Workshop: Mr. Nottebart suggested that the board needs to focus on the outstanding town planner issues by sitting down for two hours or so in a workshop environment to discuss a plan of action to be followed by the Planning Board. The Finance Committee suggested we use the Kendall Fund or regionalization. Mr. Nottebart suggested using Sharon Wason or a retired person.

7:30 p.m. and 7:31 p.m. Allied Recycling Special Permit, Case No. 13-6 Continued Hearing and Allied Recycling Site Plan Approval, Case No. 13-7 1901 Main Street Continued Hearings: Mr. Nottebart read a letter dated March 6, 2014 from Shane M. Oates, Senior Project Manager, Coneco Engineering, 4 First Street, Bridgewater, MA requesting to withdraw both applications without prejudice and requested that the Planning Board allow a resubmission once existing issues with DEP have been resolved due to the fact that these outstanding issues could ultimately have a significant impact on the proposed project as currently designed. Further, Mr. Oates requested that Allied Recycling not be required to resubmit original filing fees, but will re-notify abutters prior to the resubmission.

Mr. Nottebart moved to allow the applicant to withdraw the Allied Recycling Special Permit, Case No. 13-6 and Allied Recycling Site Plan Approval, Case No. 13-7, 1901 Main Street applications without prejudice as per a request by Shane Oates, Coneco Engineering dated March 6, 2014. Motion seconded by Mr. Murtagh and voted 3-0-0.

Mr. Forsberg arrived at 7:40 p.m.

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Kendall Fund: Mr. Nottebart requested the board's secretary to ask the town Finance Director out how much interest the Kendall Fund earns every year.

7:45 p.m. Rockland Federal Credit Union, 654 Main Street, Site Plan Approval, Case No. 14-1: Mr. Nottebart informed the applicant's engineer, Dan Merrikin, that there are only four Planning Board members present and did he want to proceed. Mr. Merrikin stated they will go forward with four people.

Mr. Nottebart read the public hearing notice. Mr. Merrikin stated the site is directly across from Stop & Shop on Main Street and was recently rezoned from General Residence to Business by town meeting. They are demolishing the existing house and the existing structures and will rebuild a new facility. There is a house and a large driveway existing on site. They are going back before the Conservation Commission next week. The egress and exit lanes for Stop and Shop are directly across the street. They are proposing a 3,350 s.f. building. Mr. Merrikin stated they have already spoken with MA Dot and have asked that this be a four-light intersection. There will be one van accessible handicap space, which he feels is more than adequate. There is also a three-lane drive through and lots of queuing room for at least twelve cars. Landscaping has been proposed, but he will address it at a later time. The lighting proposed is five (5) 21' high light poles that face downward. There will also be more lighting in the front of the building. ReMax is next door and conservation land surrounds them. Utilities are straightforward and they have municipal gas, sewer and water. Drainage is also straightforward. They are proposing all gravel except for one area. The pond that surrounds the property was man-made years ago. They are doing very shallow infiltration basins that are 1' deep and are made to disperse the water over a large area. The new building will only be 2-3' above Main Street. There will be no catch basins or manholes. The site plan is very straight forward.

Erin Piscellio, McMann Associates, Traffic Consultant, stated a report was not required, but they did it anyway. Their study looked at tying into the traffic signal that is existing and they also studied the trip numbers, which showed there is very little impact. There will be twenty-two new vehicles entering and leaving the premise. However, Route 1-A is their priority. MA Dot is on board with the way the project is presently proposed and will work with them during the permitting process. They will also address Opticon.

Mr. Merrikin stated they have filed a special permit application with the Zoning Board which is scheduled for April 16. It was supposed to have been last week, but they are having quorum issues. Also they are meeting with the Conservation Commission next week. Mr. Merrikin stated he submitted a revised plan today based on the town engineer's comments. Regarding the second driveway access, it is not signalized and is an "exit" only driveway, with no entrance. Cars can turn right or left. Ms. Walker stated she is concerned with the left turn. Mr. Merrikin stated a good portion of the traffic will be during off peak hours, but he would like feedback from the board on this. The applicant would prefer the board allow the turn to be left or right.

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If MA Dot restricts it, they are obligated to comply. The board agreed a condition of approval would be that when the MA Dot conditions are finalized they are to be provided to the town engineer. Mr. Merrikin stated they cannot file with MA Dot until the applicant has all their permits in hand. Regarding landscaping, they have a general landscape plan, which doesn't call out species or varieties as what will be available depends on the time of year when the landscaper is choosing their landscape items. The colors shown on the plan and pictures are not necessarily the colors that will be used. Mr. Merrikin stated the pond is directly in back of the building.

Mr. Nottebart read board comments from the Fire Department, Board of Health, Sewer and Water, Police Department, Conservation Commission, Zoning Board and Town Engineer. Mr. Merrikin stated they are meeting with the Conservation Commission next Wednesday and will be walking the site with the conservation agent. Mr. Nottebart stated the Economic Development director will be submitting a letter before the next meeting. Ms. Walker asked if MA Dot will rule on the left hand turn and Mr. Merrikin stated yes they will tell them yes or no. Ms. Walker stated this turn is like the one at the intersection of Route 1 and 27. She also questioned the sight distance. Mr. Merrikin stated it is 450' to the right, 1,000' to the left, and 675' at the other entrance to the right and 950' to the left. Ms. Walker suggested the board review this in six months. Mr. Forsberg agrees and thinks a left turn is crazy. Mr. Merrikin stated that Ms. Booth runs a business out of there right now and a left turn works. Mr. Forsberg stated we could have you come back after a year and we could review it and change it if we had to. Mr. Merrikin agreed. Ms. Walker stated a condition of approval could be that no construction could be started without MA Dot approval. Mr. Merrikin stated he would agree with that but they would like to be allowed to demo before that. They can't build a facility without MA Dot approval. Mr. Forsberg stated anything else would be at their own risk. He asked if they have to go before the Historical Commission and Mr. Merrikin stated Atty. Greg White already received a ruling that they are all set. Ms. Walker questioned the sign. Mr. Merrikin gave the board a hand out showing the plans for signage. There will be a 6-7' grass strip and then it will be set back some from the pavement. It will be internally lit with an LED back light. Mr. Forsberg questioned the height of the ground sign and Mr. Merrikin stated it can't be higher than 5', but a standing sign has to have 8' of clearance. Also, the stone wall will be removed. Mr. Nottebart asked if it will be similar to ReMax and Mr. Merrikin stated yes.

Mr. Murtagh asked if they have a landscape architect and Mr. Merrikin stated no. He drew what is on the plan. A landscape architect would decide what to plant. Mr. Murtagh feels they need to be aware of sight distances. Mr. Merrikin stated he will add a note to the plan that landscaping will only be 36" in the front. Mr. Murtagh would like a landscape architect for plantings in the rear along the conservation land. Mr. Merrikin stated that area is all wooded and they don't ordinarily target the back. It's all trees back there. Mr. Murtagh asked the material of the drive-through curb. Mr. Merrikin stated it is vertical granite and Cape Cod berm when you get into the site. Mr. Murtagh asked if parking is limited. Mr. Merrikin stated they have what is allowed by the bylaw.

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There are 6-7 employees. Mr. Mazzocca asked if there is a walk-in ATM and Mr. Merrikin stated possibly in the lobby. Mr. Murtagh stated he would like Cosmos or someone like that to address the landscaping. Mr. Merrikin stated he was only trying to save the applicant a few bucks, but if that is what the board wants, he will do so. Mr. Murtagh would like the left turn eliminated. Mr. Merrikin feels that issue will work itself out. They will discuss it further with the board. Mr. Merrikin stated they would have to close one lane of traffic. If it's busy, they will proceed to the light anyway. Mr. Forsberg also has an issue with the left hand turn and would like to discuss it further. Mr. Merrikin stated he will go talk to Luke Parlon, Safety Officer. Mr. Forsberg also asked for a stop line on the driveway out front. Mr. Merrikin stated he can put a stop sign there. Mr. Forsberg stated the finished grade is only about 3' and the roadway is at 146' and finished at 149'. Mr. Merrikin stated they are at 149' right at the top and have a 3-5' cut at the top of the hill. Mr. Forsberg questioned the signals and Mr. Merrikin stated it is all done through MA Dot. Mr. Nottebart asked what was the sidewalk issue at ReMax and Mr. Merrikin stated DEP doesn't allow bituminous sidewalks. It is now a bituminous sidewalk and will remain bituminous even though DEP wants concrete. However, the handicap ramps will be concrete. Mr. Nottebart feels we need to discuss the traffic further. He didn't realize the drive through could be used as a roadway. He feels we got hoodwinked on the sidewalk by ReMax. Atty. Brady said it was too expensive for his client but McDonald's did it. He wishes we had stuck to concrete and is not sure if that could be a condition on this application.

Atty. Greg White stated the walkers are mostly on the other side of the street. It is too dangerous to walk in this area. Mr. Nottebart stated people do walk in this area. The sidewalk on the McDonald side ends abruptly and on this side it goes by Cobb's Pond. He wishes we had not let ReMax off the hook. Mr. Merrikin stated they will do all sidewalks at a later date. Mr. Nottebart asked if he thinks this will move along quickly with MA Dot and you will get the signals you want. Mr. Merrikin stated they have seen the plan and they know what is being proposed. They are just waiting for them to get approvals. Mr. Nottebart feels the signalization is key to this development. Mr. Merrikin discussed the signals. Mr. Nottebart questioned a trail to be grabbed by Conservation and if the general public will be allowed on the bank's property. Mr. Merrikin stated there has been a lot of conversation about that, but there are not a lot of trails out back. The Conservation Commission would like to re-establish some of the town property. They are presently trying to work this out with the Conservation Commission. Mr. Nottebart asked if they will have public parking available and Mr. Merrikin stated yes but you won't see a lot of people using it. There are some old trails back there to be re-invented. Mr. Nottebart stated he doesn't want the bank to have a liability issue. Mr. Merrikin stated they are not worried about it. Mr. Nottebart stated someone questioned a boat access ramp. Mr. Merrikin stated that years ago there was a curb cut but it disappeared. They are not proposing anything like that now. Mr. Nottebart stated there is a drop off at the back of the site. He feels they should add a guard rail. Mr. Merrikin agreed. Ms. Walker questioned the lane configurations and will there be dedicated ones. Ms. Piscellio, Mc Mann Associates, stated it will be the same as it is now.

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Ms. Walker asked if there will be two lanes going north and if there are two now. Ms. Piscellio stated no, there is a side shoulder and one lane. If someone was turning left, it would back up traffic, but it is not significant. Mr. Nottebart asked if she would give Ms. Walker the layout of the road and Ms. Piscellio stated yes. He stated he would like to see it also.

Regarding the number of dispensers, Atty. White stated they are important to the bank as they are a convenience for the members of the bank. Mr. Merrikin stated the revised plans that he left in the office today do not need to go back out to everyone for comment as they address Ms. Walker's comments. Mr. Merrikin stated he will be meeting with the Zoning Board on April 16 and will prepare a draft decision thereafter. Mr. Forsberg stated we can address the traffic issues and Ms. Walker's issues on April 17th. Mr. Merrikin questioned the landscaping and asked if the board wants an architect. Mr. Forsberg agrees with Mr. Murtagh.

Mr. Merrikin would like to come back on April 3. Mr. Nottebart stated the board is not telling him to use Cosmos, we are telling you we want a Landscape Architect. Mr. Merrikin stated he likes Cosmos. Mr. Merrikin granted the board an extension of time on which to take action up to and including May 2, 2014. Mr. Nottebart moved to accept an extension of time up to and including May 2, 2014. Motion seconded by Mr. Mr. Murtagh and voted 4-0-0.

Mr. Nottebart moved to continue this hearing to April 3, 2014 at 7:45 p.m. Motion seconded by Mr. Mazzocca and voted 4-0-0. Ms. Walker stated she won't be at the April 3rd meeting.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

John Murtagh, Clerk

Approved April 17, 2014