

WALPOLE PLANNING BOARD MINUTES OF MARCH 7, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, March 7, 2019 at 7:00 p.m. in the Walpole Library Community Room. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, Margaret Walker, Town Engineer; John Charbonneau, Community Development Director; and, Jonathan Eichman, Town Counsel.

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

Minutes: Mr. Conroy moved to approve the minutes of February 7, 2019 and February 21, 2019. Motion seconded by Ms. Abate and voted 5-0-0.

7:05 p.m. Walpole Athletic Fields, #19-01, Continued Hearing: Jim Johnson, Town Administrator stated the original intent of the site plan was to encompass all the aspects of the field project, but they recently eliminated the structure and splash pad that were on the site plan. Various town department heads were also present to answer any questions raised by the Planning Board or the public that was in attendance.

Mr. Conroy asked Michael Yanovitch, Building Commissioner, about the clear cutting on site and filling over 150 cubic yards. Mr. Yanovitch stated he did not agree with the previous Building Commissioner's opinion with regard to a special permit being needed. Mr. Conroy questioned the impervious cover, the removal of the splash pad and structure from the plan, and the parking. Mr. Moraski asked Mr. Yanovitch if he has seen the letters from the O'Leary's regarding potential zoning violations and asked that town counsel respond to each and every assertion made. Mr. Yanovitch responded absolutely. Mr. Moraski gave Mr. Yanovitch copies of the O'Leary letters. Mr. Conroy asked him to list out the answers.

Mr. Conroy questioned Ms. Hershey, Conservation Agent about the DEP number on the sign at the site, the Order of Conditions, the goose stuff that was most likely in Memorial Pond, and how many cubic yards were removed. Ms. Khatib also stated that Memorial Pond was to be done in two phases and asked if Phase 2 will not be completed. Ms. Hershey stated they permitted the whole plan and it is good for five years, but they settled on an expanded Phase 1. Ms. Khatib asked if they are anticipating doing additional work and Ms. Hershey responded yes if there is funding available. Ms. Khatib asked where that will go and Ms. Hershey stated she is not sure. Mr. Johnson stated they have explored multiple areas. They took the million dollars approved by town meeting, stretched it out and now there is less than \$50,000 remaining. They either need to truck it out or find another place in town.

Ms. Abate questioned the geo-technical report and Mr. Bolinger answered her questions. Mr. Moraski stated that several neighbors were at the previous hearing and complained about the flooding and asked if they have responded to those questions. He also questioned the asphalt paving, infiltration, this project being in Area 4 and any chemical runoff that may occur, and if the walking trails will be gravel or paved.

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Mr. Conroy paused the Athletic Fields public hearing in order to open the next two hearings for the purpose of continuing them without testimony as requested by the applicant's engineer, John Glossa.

7:23 p.m. 1350 North Street Scenic Road and Site Plan Approval, Case No. 18-05 Continued Hearings: Mr. Conroy moved to accept an extension of time up to and including April 30, 2019 as per a request dated March 7, 2019 from John Glossa, Glossa Engineering on behalf of the applicant for the 1350 North Street Scenic Road application and the 1350 North Street Site Plan application. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued the Scenic Road hearing to April 4, 2019 at 7:30 p.m. and the Site Plan hearing to April 4, 2019 at 7:31 p.m.

7:28 p.m. Walpole Fields: Mr. Conroy resumed the Walpole Fields public hearing.

Mr. Johnson stated the hours of operation will be 7:00 a.m. or 8:00 a.m. to 9:00 p.m. and it will be weather dependent. The gates are for vandalism. The turf fields will possibly be used 9-10 months a year. Ms. Abate asked for a detail of the gates and Mr. Bolinger stated he will check on that. Mr. Conroy asked if they are shut will there be room to turn around and Mr. Bolinger stated yes for a 3-point turn. Mr. Conroy asked if they will be locked and Mr. Johnson stated yes, similar to Jarvis Farm. It could stay open later than 9:00 p.m. also. Ms. Abate questioned how the gate keys will be handled and Mr. Johnson stated the town will handle that. Mr. Romeo asked if the lights will be LED and Mr. Johnson stated no. Mr. Conroy asked how they will be controlled and Mr. Bolinger stated there will be a lot of flexibility. They can be put on timers or a handheld device. Mr. Johnson stated it could be controlled through their own phones also. Mr. Conroy asked what is the latest anticipated time they could be on and Mr. Johnson stated maybe 10:00 p.m. Mr. Conroy asked if the prison will have an issue with the lights and Mr. Johnson stated he doesn't really see them being on all the time until 10:00 p.m.

Mr. Romeo questioned outside tournaments and suggested the lighting should be on a case by case basis. Ms. Abate asked if there will be a camera up there and Mr. Johnson stated with the elimination of the building that would be difficult.

Mr. Moraski stated that at our February 7th meeting, Weston & Sampson mentioned cross country skiing and he asked if that will be on the trails that exist. Mr. Johnson stated that Mr. Bolinger had shown him some existing trails. Mr. Conroy stated that given the remoteness of the area and the fact that the turf field will not be fenced how do you stop people with their dogs from walking on the turf. Mr. Moraski asked if you will still be bringing sewer and water to the site after proposing the removal of the splash pad and structure. Mr. Johnson stated they may run some pipe in there and cap it off. Mr. Moraski asked if sewer will go past any houses on Winter Street and Mr. Johnson stated no. He asked how many feet of piping will be needed to bring in sewer and water to the site and Mr. Bolinger stated 1100 feet. Mr. Moraski asked if we provide an emergency water line to the prison and Mr. Johnson stated he is not aware of any connection. He has asked Rick Mattson to follow up with Pat Fasnello who had stated there was a line. Bernie Marshall, Superintendent of Water & Sewer Department stated they would need a private well for irrigation. Bill Abbott questioned the ground water on site.

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Mr. Conroy asked if we can tap into the power plant and Mr. Mattson stated DOC has their own special supply. We don't supply it.

Chief Carmichael explained how the police officers are broken up into different sectors and the response time to get to various sites in town. He stated the prison does raise some concerns as the DOC officers are supported by the WPD, Norfolk Police and State Police.

Mr. Conroy questioned signage as he didn't see it on the plans. Chief Carmichael feels that would be a good idea. Larry Keegan, Weston & Sampson questioned flashing signs or warning signs and stated the average speed is 43 m.p.h. based on their traffic counts. Mr. Romeo asked if there are street lights in this area and Chief Carmichael stated yes on every second or third pole. Mr. Romeo feels there should be good lighting at the entrances and Mr. Keegan stated he will look into that. Mr. Conroy stated kids on bikes could be an issue also. Ms. Khatib stated there was going to be a lane on the northbound side for people turning into the site. Mr. Keegan stated yes and it would have allowed 2-5 vehicles to queue. She asked if the town denied adding that lane and Mr. Johnson stated they haven't explored it yet.

Deputy Chief Paul Barry, WFD, asked if there are any questions about ambulance access. They have access around the entire property and have asked for a lock box so they will have access 24/7. Ms. Khatib stated that we were told that in an emergency a truck or ambulance could go on the pedestrian path. Dep. Barry stated yes as it will be paved and 10' wide. Mr. Johnson stated they have given the fire department everything they asked for. Ms. Khatib asked if there is a fire hydrant and is it shown on the plan. Mr. Bolinger stated yes. Ms. Khatib asked Dep. Barry if he planned to issue a letter stating he is comfortable with the plans. He stated he issued an updated letter this afternoon and asked if that is sufficient. Mr. Conroy stated yes. Mr. Romeo asked about the need for a PA system and Dep. Barry stated they discussed some notification devices to be incorporated and will look into that further. Mr. Moraski stated we just got a memo dated March 6 and he feels they are operating at a \$2.3m deficit or \$1.4m deficit even with the elimination of the structure. Mr. Johnson stated the plan you have is what they are going forward with. He anticipates the cost to be 8-9 million dollars. He is not going to eliminate anything further from the plan and is going to town meeting looking for \$9m and if there are any changes they will come back to the Planning Board. Mr. Moraski asked why the Planning Board is involved now as he feels this earlier than necessary. Mr. Johnson stated that if all goes according to plan, they will be working on this soon and he wanted to let town meeting members know they have already gone before the Planning Board. Mr. Moraski thinks town meeting is going to change the amount. Mr. Johnson stated the Selectmen have not voted on this article, but anticipates they will do so on April 3, 2019.

Mr. Conroy asked why they are keeping the sewer in there and Mr. Johnson stated the construction crews are there now and it is listed on the scope of work.

Mr. Conroy read comment letters received from other town boards.

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Ms. Abate questioned Mr. LeBlanc, Tree Warden, about tree root depth and asked if sinking will be a risk. Mr. LeBlanc stated that clearing the stumps, stockpiling and grubbing are all part of the plan. Mr. Romeo stated that his questions are all based on the plan and the budget, but playability in all weather is of the utmost importance. He questioned what is involved in the overhead expenses. Mr. Johnson stated all figures discussed are estimates and he will know better later. Mr. Romeo questioned the plans and the money. Mr. Johnson stated this is the plan we have and he doesn't want to talk about the money right now and wants to bring this all back to the site plan. He is confined within the revenue that can be identified. Mr. Romeo suggested eliminating all the paving, landscaping, the splash pad and structure and put in other things here that would be more useful. Mr. Conroy asked if this doesn't go through, what will you do with this site. Mr. Johnson stated we purchased it in 2013 from DOC and we are limited in what we can do. It has to be recreational. Mr. Conroy asked if it could be used for housing and Mr. Johnson stated no. Ms. Abate asked why it was restricted. Patrick Shield, Assistant Town Administrator, stated it was taking conservation or recreational land off the State registry.

Ms. Walker stated the plan shows a sewer line and when they figure out what the size and slope will be will they have to come back to the board. Mr. Conroy stated no. Mr. Charbonneau stated he wrote a letter on November 30, 2018 and did another review on February 20, 2019. He is confident that all his concerns have been addressed on the new plans submitted today. Mr. Conroy mentioned the O'Leary letters and stated they will be answered.

Mr. Bolinger stated he submitted responses to Mr. Charbonneau's questions on March 1 and also to Ms. Walker's on March 4. The soil conditions could be a condition of approval. There were some concerns about some old right of ways, but there will be no conflict with the fields. They submitted a plan today and he feels it reflects the changes requested from both Ms. Walker's and Mr. Charbonneau's questions. Mr. Conroy stated you are showing four fields and asked what can be accommodated without people getting stuck on Route 1A. Mr. Bollinger stated events will be staggered and there is a lot of parking there. Mr. Conroy asked what is the maximum number of cars that can be accommodated at the same time. You can't have people out on Route 1A. Mr. Bolinger stated there are a lot of spaces and he doesn't anticipate cars having problems getting into the property as there will be one way in and one way out. Mr. Keegan stated they generated the traffic report for a non-signalized site. Queuing will be on site and Route 1A is not affected. Ms. Khatib stated these questions and requests are getting the site plan to an appropriate level for the Planning Board. She will not discuss her position on the fields, but will wait for town meeting. She feels that everything we are asking for should be shown on the plans. She raised questions on the cover sheet, parking, maximum seating, site development, details of free standing lights, landscape design, pavement arrows at the entrances and exits, removal of vegetation at the entrances and exits, snow removal locations, gate details, list of abutters, and sewer-water-electrical. Mr. Bolinger stated those questions need to be addressed.

Mr. Romeo stated our purview is just the site plan. He asked what would we be voting on if town meeting comes through with the funding. Ms. Abate had traffic questions and asked how they came up with their figures and how can August be peak time with school out and with summer vacations.

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Mr. Keegan stated those figures are averages. Ms. Abate questioned Table 5 and asked if mitigation occurs automatically and also asked if they have concerns with the sewer line.

Chief Carmichael stated this is a secluded area so it could be an area of concern. They will keep an eye on it and put extra patrols up there when it opens. Mr. Conroy asked if there will be porta-johns and Mr. Johnson stated yes.

Bill Hamilton, Precinct 5 stated there is a rumor that these fields are going on the MWRA sludge site, but they are not. This complex if expanded out will be on the largest correctional institution in the State. Up the street is a pre-release center where people are not locked up. All this is alarming. This is a great idea, but in the wrong place. They found sewer and water hook ups that weren't known about and there were no as built plans. There are 30 acres in South Walpole that were a tax taking. Mr. Johnson stated that on February 7, 2019, town counsel stated the town has the ability to establish a system within its jurisdiction with no obligation to allow an outside connection not without an inter-municipal agreement. He feels this will overload the pump station on Eldor Drive.

Cliff Snuffer stated he will probably be a no vote at town meeting because he distrusts interconnection agreements and recent practices. He cannot in good conscience vote for this because he can't trust what will happen within different agreements. There is a probability of unintended consequences. Mr. Romeo asked if he means like Pondville Hospital and Mr. Snuffer stated yes and also two prisons. Mr. Romeo asked if we can mitigate that by saying when we do this any possible connection outside the Town of Walpole be done by more than the Sewer and Water Commissioners.

Robert O'Leary, Precinct 3 stated he already submitted some letters and has written another letter based on the Zoning Bylaw which he submitted.

Bill Buckley, Chairman of the School Committee stated he supports this project.

There were no further questions.

Mr. Conroy moved to accept an extension of time up through and including April 30, 2019 as granted by Jim Johnson, Town Administrator. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy continued this hearing to April 4, 2019 at 7:20 p.m. as requested.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 3/21/19

