

## WALPOLE PLANNING BOARD MINUTES OF MARCH 3, 2022

The Planning Board held a workshop meeting on March 3, 2022 at 6:30 p.m. in the office of the Building Commissioner. The following were present: James Crowley, Building Commissioner; Patrick Deschenes, Community Development Director; John Conroy, John O'Leary, Catherine Turco-Abate, Philip Czachorowski and Sarah Khatib. A presentation was made by James Crowley and Patrick Deschenes on placing Planning Board applications, plans, and other pertinent information on the website.

A regular meeting of the Walpole Planning Board was scheduled for 7:00 p.m. in the Finance Committee Meeting Room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski and Sarah Khatib.

Mr. Conroy opened the meeting at 7:16 p.m. **7:17 p.m. Marini, 1429 Main Street, Site Plan Approval Continued Hearing, Case No. 21-09 and Special Permit, Case No. 21-10:** The applicant was represented by Atty. Christopher Alphen, Concord, MA. He stated that according to the Building Commissioner, James Crowley, the special permit should be filed with the Zoning Board of Appeals for a modification to the special permit; however, the site plan will remain with the Planning Board. Town Counsel also agrees with this. Atty. Alphen stated he will be filing a definitive subdivision with the Planning Board in the next few weeks. He asked to withdraw the special permit application, Case No. 21-10 without prejudice as it shouldn't be before the Planning Board. Mr. Conroy moved to allow the withdrawal of the special permit, Case No. 21-10 without prejudice as requested. Motion seconded by Mr. O'Leary and voted 5-0-0.

Atty. Alphen stated he would like to do all three applications at the same time and will be filing the new special permit application and the new definitive application in the next two to three weeks. He will also continue the site plan approval to that same meeting date. He granted the board an extension of time on which to take action on the site plan up to and including April 30, 2022. Mr. Conroy moved to accept an extension of time on the site plan application up to and including April 30, 2022. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued the site plan hearing to April 21, 2022 at 7:15 p.m.

**7:25 p.m. Ironwood Solar, 455 South Street, Site Plan Approval, Case No. 21-07 Continued Hearing:** Ms. Abate stated she used the Mullin Rule as she was not as the previous hearing for Ironwood. The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. Mr. Conroy read comments received from Carl Baldof, Town Engineer and Paul Barry, Deputy Fire Chief. Mr. Czachorowski questioned the changes on the plan with regard to the fire department comments. Mr. Macchi stated all corrections will be made prior to endorsement. Mr. Czachorowski questioned if there is a response from Eversource and Mr. Macchi stated they are still waiting, but the project cannot go forward without Eversource input. Ms. Khatib asked if the deputy fire chief is okay with the access road being unpaved and Mr. Macchi stated yes as there will be no one on site. Ms. Khatib questioned the locus map on the cover sheet and asked that it show more information and also asked that the scale be adjusted. Mr. Macchi asked if the board would waive the 1" = 200' requirement and Ms. Khatib stated she would be okay with that. Mr. Macchi stated they had done that before but the town engineer pushed back on it. If they are given a waiver, they will address it.

Gregory Dixon, the applicant's engineer, asked what scale the board would like and Mr. Conroy stated he can pick whatever works best. Mr. Dixon agreed. Ms. Khatib asked if they showed the snow removal

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locations and Mr. Dixon stated the road will be plowed, but there will be no snow storage as it will be pushed into the swale on the side of the road. Mr. Balduf was not concerned. Ms. Khatib stated that because it is a WRPOD Area 3, she would like it noted on the plans that there will be no on-site snow storage. Mr. Dixon stated it is already shown on Sheet 2-03. Ms. Khatib questioned the landscaping plan. Hamilton Carrier, the applicant, stated he will replant the area with native vegetation underneath the panels. Ms. Khatib questioned the proposed 65,000 c.y. of earth removal and feels it is not an insignificant amount. Mr. Macchi stated that is addressed in the land disturbance permit process. Mr. Dixon stated that there are also off site earth removal notes on the plan.

Mr. Conroy asked if there will be no ANR until Eversource submits something, therefore, this will just sit here. Mr. Macchi agreed. Mr. Conroy stated it will have to be done within two years. Ms. Abate asked if there is a problem with Eversource and Mr. Macchi stated no, they are just slow.

The board discussed the Special Conditions: 1) the plan set shall be updated to show the adjusted location of the label for the drainage design point SN002 and the relabeled settling basins as infiltration basins; 2) the Engineering Department shall witness soil testing in the infiltration basin(s) prior to construction of the project; 3) the plan set shall be updated to include a stamped plan by MA Registered Land Surveyor to be filed with the town clerk prior to construction of the project or prior to the filing of an ANR plan for the partitioning of the property, whichever is earlier; 4) all sheets in the plan set shall be updated to reflect the change in orientation of the gravel drive as shown on Sheet C-1.07 as requested by the WFD; 5) a sheet for the locus plan at the proper scale that allows it to be easily read; 6) A note shall be added to the plan set showing the snow storage locations.

Mr. Conroy moved to accept the Special Conditions as discussed. Motion seconded by Ms. Khatib and voted 5-0-0.

Mr. Conroy moved to close the public hearing. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to approve the site plan for Ironwood, 455 South Street, Case No. 21-07 with the board's standard conditions and the special conditions as previously discussed and voted. Motion seconded by Mr. Czachorowski and voted 5-0-0.

**Minutes:** Mr. Conroy moved to accept the minutes of February 17, 2022. Motion seconded by Mr. O'Leary and voted 4-0-1 (Ms. Abate abstained).

**Master Plan Update:** Mr. Czachorowski spoke about upcoming Master Plan meetings and the dates of those meetings.

Mr. Conroy moved to adjourn. Motion seconded by Mr. O'Leary and voted 5-0-0. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted on 3/17/22