

WALPOLE PLANNING BOARD MINUTES OF MARCH 4, 2021

A meeting of the Walpole Planning Board was held via Zoom on Thursday, March 4, 2021 at 7:00 p.m. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chair; Philip Czachorowski, Clerk; Catherine Turco-Abate, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:04 p.m.

Minutes: Mr. Conroy moved to accept the minutes of February 4, 2021 and February 18, 2021. Motion seconded by Ms. Abate. Mr. Czachorowski stated he needed more time to review the minutes of February 4, 2021. Mr. Conroy withdrew his motion; Ms. Abate withdrew her second.

Mr. Conroy moved to accept the minutes of February 18, 2021. Motion seconded by Ms. Abate and voted 4-0-1 (Mr. O'Leary abstained).

7:07 p.m. Sayed Halibi, 1363-1391 Main Street, #21-01 Continued Hearing: Mr. Conroy read correspondence that was received from the Board of Health, Walpole Police Department, Sewer and Water Commission and Carl Balduf, Town Engineer.

Mr. Czachorowski questioned the parking provided and Mr. Halibi stated eighteen spaces are required to meet the minimum requirements, which is what they have provided. Kevin Riopelle addressed Mr. Czachorowski's concerns regarding turning in the garage and also his snow area questions. Mr. O'Leary questioned the directional arrows in and out of the site as previously mentioned by Ms. Khatib. He asked her what the intention of her question was. Mr. Halibi stated it was Ms. Abate who previously asked the question. Ms. Abate stated she did have questions, but they have been answered. Mr. Riopelle stated there will be two-way traffic entering and exiting the site.

Mr. O'Leary questioned the billboard and the timeframe for its removal. Mr. Halibi stated there is a special permit condition that requires removal of the billboard by December 31, 2029. The billboard is 20' high. Mr. O'Leary questioned there being no lighting in the back corner and he feels there should be as it is an exit from the building. Mr. Halibi stated there is lighting on the far right which will light up this area but he can add more if necessary.

Ms. Abate stated her concerns from the last meeting have been addressed. She questioned the snow storage and stated she is concerned with it being in the front of the building because of visibility issues. She would like a condition of approval added that states that the snow shall not obstruct the view so as to interfere with people pulling out into traffic. Ms. Khatib asked that the wording "mixed use building" be added to the cover sheet and Mr. Halibi agreed. She questioned a sign being on the building and Mr. Halibi stated he is waiting to see what type of businesses they will have here. They will return to the Planning Board when the tenants are on site. Ms. Khatib asked that a condition of approval be added stating no building signage has been approved and the applicant will come back when the tenants are in place. Ms. Khatib stated she read the ZBA approval and they requested "no parking" be painted on the pavement, but she didn't see that on the plans. Mr. Riopelle stated there is a note on the plan. He agreed that "No Parking" will be painted on the pavement and also shown on the plan. Mr. Halibi

stated they will be putting in either tire stops or pylons and asked if that is sufficient. Ms. Khatib asked if he feels that is an appropriate safety measure. Mr. Riopelle stated yes they are a good safety measure. Ms. Khatib questioned the three handicap spaces that were provided and asked for a breakdown of commercial versus residential. Mr. Halibi stated the Zoning Board didn't ask for that. Mr. Riopelle stated they meet what is required. She asked that a condition be added stating that snow mounds will be no higher than 3'. Mr. Riopelle stated they will remove snow from the site if necessary. Ms. Khatib questioned the trees in the back.

Mr. Conroy stated that the Building Inspector will be the final call on the handicap parking spaces. He asked if there were any public comments and there were none. Mr. Conroy moved to close the hearing. Motion seconded by Ms. Abate and voted 5-0-0.

The board discussed the standard and special conditions. Mr. Conroy moved to approve the site plan for Sayed Halibi, Case No. 21-01 with the inclusion of the standard conditions and the special conditions as discussed. Motion seconded by Mr. Czachorowski and voted 5-0-0.

Alsarabi Estates: Mr. Conroy moved to accept an extension of time up through and including April 30, 2021 as granted by Dan Merrikin, Legacy Engineering, Millis, MA. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing without testimony as requested to April 1, 2021 at 7:15 p.m.

Renmar Subdivision Continued Hearing: Mr. Conroy continued this hearing without testimony as requested by the applicant's attorney, Jeffrey Tocchio, to May 6, 2021 at 7:15 p.m.

Procedure for elected officials: Mr. Conroy stated it was brought to his attention that one of the Planning Board members didn't get sworn in in a timely manner. He has verified this with the town clerk. Ms. Abate asked how this will affect previous votes. Mr. Conroy stated a member needs to be sworn in to participate in meetings. There were no board comments or questions.

Mr. Conroy stated he will contact the town administrator and town counsel to find out how this affects us.

Ms. Khatib asked when the information for our next meeting will be available. Mr. Conroy stated it will be going out next week as usual.

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

Respectfully submitted,

Philip Czachorowski, Clerk

Accepted on 4/18/21