

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2020

A regular meeting of the Walpole Planning Board was held on Thursday, March 5, 2020 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:00 p.m.

Minutes: Mr. Conroy moved to accept the minutes of January 16, 2020. Motion seconded by Ms. Abate and voted 5-0-0.

Cisternelli Bros. Realty: Mr. Conroy read a letter dated March 5, 2020 from Paul Cisternelli, CB Realty. regarding the cemetery on the corner of Renmar Avenue and West Street, which stated he is going to secure the three sides of the cemetery on Friday so it will be deemed safe. Presently, the safety is questionable due to erosion so he will secure it with riprap stone. Once stabilized, the project will be completed as previously approved. The Board agreed with what is proposed by Mr. Cisternelli.

7:02 p.m. Ashley Clark re: Summer Street 40B discussion: Ms. Clark presented a power point presentation showing an overview of the proposed Summer Street 40B. The board asked questions and at the end Ms. Clark stated if the Planning Board would like her to provide future updates, she will do so.

8:03 p.m. Musto, 350 West Street re: major/minor modification determination: The applicant, Salvatore Musto, was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Glossa stated that the board granted site plan approval, Case No. 19-06, on July 18, 2019 and two special permits, Case No. 19-07. Tonight they are asking that a modification to push the shed back 10' toward the rear property line be voted as a minor modification. The shed has a cover on it, but the bins inside it will remain open. Mr. Conroy asked that Mr. Glossa get a letter from the Building Inspector, Michael Yanovitch, stating he is okay with this modification. Mr. Conroy moved this change as presented to be a minor modification. Motion seconded by Ms. Turco and voted 5-0-0.

8:10 p.m. TMC Site Plan Modification, Case No. 20-01: Mr. Conroy read the public hearing notice. The applicant was represented by Atty. Mark Bobrowski, Concord, MA. Mr. Conroy stated that the applicant is before us tonight because endorsement of the original plan for Case No. 16-14 was never requested by the applicant and now there have been changes which make it necessary to create a new filing, Case No. 20-01. Mr. Bobrowski stated there have been four changes to the plan. One of the changes is that they revamped the 183 parking spaces as none of them were deemed handicap on the original plan. Mr. Bobrowski asked if the town engineer has seen these changes. Mr. Balduf stated yes. he has but has not prepared comments on them as yet.

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2020 (2)

Ms. Khatib asked for a brief history on this site.

Mr. Conroy moved to accept an extension up through and including April 30, 2020 as requested by the applicant. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing to April 16, 2020 at 7:15 p.m.

8:35 p.m. Pulte Site Plan Modification, Case No. 20-02: Mr. Conroy read the public hearing notice and stated this is the old Walpole Woodworkers site on East Street. The applicant, Pulte, was represented by Mark Mastroianni, Reid Blute and Matt Leidner, Civil Design Group. Mr. Mastroianni stated they are filing for a modification to add a club house as the people who are buying these units have requested there be a club house. Mr. Conroy stated the public hearing has been properly advertised and abutters noticed. He stated that this modification could have been done as a limited site plan or a minor modification, but the board asked Pulte to proceed as a major modification in order to keep the abutters in the loop.

Mr. Leidner stated they are planning to replace the gazebo and office that was approved on the original plan with the club house. It will be 1300 s.f. and will also house the property manager's office. There will be a gathering area and an attached patio which will replace the gazebo function. In terms of zoning, it won't affect the density at all. They have met with the building inspector but have heard nothing back as yet. The club house will be approximately 24' high and 100' away from the closest building. It will not change the lot numbers. There will be a slight increase in the lot coverage, but not very much. Nothing will be changing from what was originally approved. The Conservation Commission has issued an amended Order of Conditions. Mr. Leidner stated he received copies of comments submitted by the Board of Health, Zoning Board and Engineering and he feels these comments can be addressed at the time of final plan endorsement. Mr. Conroy stated the Board of Health comments were received too late, but he did read both the other letters.

Regarding the Board of Health comments, Mr. Leidner stated that the trash will be handled inside the building, but it was not addressed on the approved site plan. There will also be bike racks in the basements of the buildings, but these not shown on the plan as they will be internal. He stated there will be benches provided in the patio area. Mr. Conroy asked if the trails will have lights and Mr. Leidner stated yes.

Mr. Balduf discussed his comments. Mr. Conroy stated we will re-endorse the entire set which will have the modifications included. Mr. Leidner stated he is in agreement with Mr. Balduf's comments, having the entire plan set re-endorsed and the other comments provided.

Ms. Abate asked if the abutters have seen the proposed changes and Mr. Leidner stated yes. Ms. Khatib asked if the building will be at grade and Mr. Leidner stated yes. Mr. Conroy asked if the path had been named Maloney Path as he previously requested and Mr. Leidner stated yes.

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2020 (3)

Deb Rinaldi, 785 East Street, asked when the club house construction is suppose to start. Mr. Mastroianni responded they are hoping to start in May, June or July. Also, the plans presented are the exact plans they reviewed with the abutters. Mr. Conroy asked for an update on the offsite improvements. Mr. Mastroianni stated those are underway. They have been fully bonded and they are working with Mr. Balduf on the entrance. Mr. Leidner offered the following updates: 1) School and East Street: those plans are approved and bonded and that work will be done prior to the occupancy of the third building; 2) High Plain and East Street: plans have been approved and bonded and the work will be done prior to the completion of the fourth building. They are in the process of getting bids now and are trying to coordinate with the town as to the best time to do this.

There were no further questions or comments. Mr. Conroy moved to close the hearing. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy moved to approve the major modification as presented. Motion seconded by Ms. Abate and voted 5-0-0.

9:00 p.m. Alsarabi Estates: Mr. Conroy read the public hearing notice and stated the green cards were all returned. The applicant was represented by Dan Merrikin, Legacy Engineering, Millis, MA. He stated they had previously filed a preliminary plan. The site consists of 11.2 acres and presently has one single family home with an 18' wide driveway with curbing. They are proposing to add three new houses for a 4-lot subdivision. Zoning requires 40,000 s.f. lots with 200' of frontage in a Rural district. However, these lots are split between Areas 3 and 4 and will be on septic, therefore 80,000 s.f. lots are required. The drainage system is designed for a full roadway, but they need a waiver to reduce the curve from 150' to 125'. There is no stormwater management on the property right now, but there are two catch basins that drain toward the wetland area. They are proposing to change those out and build a small detention basin. They are planning to bring this all into stormwater compliance. Mr. Merrikin asked the board to entertain this be a private way.

Mr. Conroy read comments from the Conservation Commission, Board of Health and Police Department. Nothing was received from the Fire Department, but Mr. Merrikin stated he going to meet with them and also the Board of Health. Mr. Balduf reviewed his own comments. Mr. Conroy requested a waiver plan and a conventional plan. Mr. Merrikin doesn't think that will be a problem as the waivers will all revolve around their request for a private way.

Ms. Khatib stated that the four main entities need to be satisfied, Conservation Commission, Board of Health, Fire and Engineering. If all those are satisfied, the board can make an informed decision. She also questioned the locus plan and asked that Route 109 be identified. She questioned whether or not the preliminary road was wider than what is being proposed now. Mr. Merrikin stated no. Ms. Khatib requested that the roundings at Starlight Drive be improved and

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2020 (4)

Mr. Merrikin agreed. She asked if the location of the houses has been determined and Mr. Merrikin stated if there is going to be something different from what is approved, they would come back as what is shown on the plan is the basis for the drainage design. Ms. Khatib questioned an oven being shown on the plan and Mr. Merrikin stated the applicant's wife is an artist and has a kiln that she uses.

Mr. Czachorowski questioned the drainage basins and maintenance of same. Mr. Merrikin stated the town typically does that maintenance, but because this will remain a private way there will be a homeowners' association which will be responsible for that maintenance.

Ms. Abate asked if the HOA will be responsible for the road also and Mr. Merrikin stated yes. Mr. O'Leary asked if the pool that is on the plan will stay and Mr. Merrikin stated yes. He also questioned the 7% grade. Mr. Merrikin stated that is the maximum allowed. Mr. Conroy asked if the kiln is in the right of way and Mr. Merrikin stated no, but if it was it would have to be removed. Mr. Conroy questioned the septic system placement and Mr. Merrikin pointed it out on the site plan.

Gerard Phelan, 23 Crosswoods Path, representing himself and 7 or 8 of his neighbors stated they are concerned about this proposed subdivision and also the HOA. He questioned the drainage being taken care of by the HOA and what would happen if they go bankrupt. He stated that Boulder Trail has been in the process of being built for fifteen years. It has been noisy and dirty. He feels there will be an issue with the Conservation Commission as they got push back from the applicant on other things and now this person is trying to do this. There is ledge in this area and there are no lights on Boulder Trail, just poles, but no lights. Mr. Conroy stated we didn't waive streetlights for Boulder Trail and asked the Town Engineer to look into this. Mr. Phelan stated his house is on a hill and he looks directly out at this proposed subdivision.

Ms. Khatib stated this is not a preliminary hearing. Previously, when they came before the board the prelim was passed, but this is now in the definitive phase. Mr. Conroy explained the process and also truck traffic and hours of operation.

Brad Niziak, 32 Old Towne Road stated his concern is that this will be located in a very steep location. There will be run off and septic will go onto his property and also the streams. He feels there will be potential problems. Loaders and construction stuff will be running there all the time and he has concerns with the owner of the property who has been cited in the past for violations. His main concern is what will happen with the wildlife and also that they will be encroaching on the pond and wetlands. Mr. Conroy stated that the Conservation Commission deals with the stormwater management and wetlands, not the Planning Board. Also, septic is approved by the Board of Health, so we don't address that either. He suggested they do one letter and send it to each board and then it will be up to those boards to make sure your questions get answered.

WALPOLE PLANNING BOARD MINUTES OF MARCH 5, 2020 (5)

There were no further public comments. Mr. Merrikin stated this project is very different from Boulder Trail. There was a lot of ledge there, but this property is not like that. The drainage is in line with both State and Town requirements. This property is quite isolated. It is hard to see these homes from Starlight Drive and Old Towne Road as there is lots of woods between the properties.

Mr. Conroy continued this hearing to April 16, 2020 at 7:20 p.m.

High Oaks final bond release: Mr. Conroy continued this to April 16, 2020 as Mr. Balduf stated they are not ready to proceed.

Bid Cars, Case No. 19-10: Mr. Conroy moved to endorse the site plan as presented. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Merrikin will pick up the endorsed plans and return paper copies to the office.

Boyden Estates bond reduction: Mr. Conroy moved to reduce the Boyden Estates bond by \$34,034.00 leaving a balance of \$177,892.00 as recommended by Carl Balduf, Town Engineer. Motion seconded by Mr. Czachorowski and voted 5-0-0.

173 Pemberton Street: Mr. Conroy moved to reduce the 173 Pemberton Street bond to \$15,000.00 as recommended by Carl Balduf, Town Engineer. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. Meeting adjourned at 10:05 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 7/23/2020