

WALPOLE PLANNING BOARD MINUTES OF MAY 18, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, May 18, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Elizabeth Gaffey, Vice Chairman; John Murtagh, Clerk; Joseph Moraski, Marc Romeo, and Elizabeth Dennehy, Community Development Director.

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

Minutes: Mr. Conroy moved to accept the minutes of May 4, 2017. Motion seconded by Mr. Moraski and voted 4-0-0.

Kingswood Estates Bond Figure: Mr. Conroy moved to set the bond at \$372,000 as recommended by Ms. Walker, Town Engineer. Motion seconded by Mr. Moraski and voted 4-0-0.

Mr Murtagh arrived at 7:08 p.m.

Shady Lane: Mr. Conroy reviewed a punch list as submitted by Ms. Walker.

7:30 p.m. Liberty Village Continued Hearing, Case No. 17-2: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood. He stated that their entire team was present tonight, including Gerry Lorusso, Tim Higgins, Jacob Murray, Tim Thompson and their architect.

Atty. Macchi stated the Zoning Board of Appeal has closed their hearing and favorably voted the applicant's three requests. Ms. Dennehy will review the plans prior to the issuance of a building permit to ensure that the materials being used are similar to what was proposed. Mr. Conroy questioned a right hand turn only being put in our decision. Ms. Dennehy stated it will be a part of the Zoning Board's decision. The Planning Board can reference it in their decision, but it has to go to the Board of Selectmen. The Zoning Board has not done their decision yet. Mr. Conroy feels this is similar to Walmart and the traffic light. Ms. Dennehy stated we should mention the offsite improvements rather than doing a time frame.

Mr. Conroy read comments from the Zoning Board, Board of Health and Engineering. As shown on the plan, the clean water runoff will go in the river. He also read letters of support that were received. Atty. Macchi stated they will agree to whatever Engineering comments the board chooses. Jake Murray stated they have worked through the changes with Ms. Walker since the last meeting including parking, cross walks, ADA compliance, pedestrian crossings, LED solar cross walk lights, roof run off, fire department recommendation to widen the curb radius from 5' to 25' and DPW comments.

Mr. Murtagh questions the five less parking spaces and asked where that is made up. Atty. Macchi stated it isn't. There will be 1.39 spaces per unit.

Mr. Moraski stated the first hearing was on April 6, 2017 and it lasted ninety minutes. He feels this is our time for comments. He questioned the property owners' consents and signatures which were notarized and submitted to the board. He questioned that these signatures were notarized, but stated a notary cannot sign for a relative and there are several of those. He also stated that the notary seal was missing. He stated he is not challenging this. They can come back and correct them or update them.

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Mr. Moraski had many questions, including questions about the proposed construction, the dumpsters, what businesses will be going in on the ground floor, sidewalks and curbing, trees and who will take care of them, tandem parking, architecture, lighting on the street, a gable roof proposed in the middle, security cameras, and the train acoustics. Atty. Macchi stated the acoustics had not been addressed yet, but the team understood that the most vulnerable area was around windows where most noise enters, so they would look into making that area tighter. Regarding the fiscal impact statement, Mr. Moraski would have liked for this to go to the department heads. Mr. Moraski stated this is a nice looking building and hopes they can market it.

Ms. Dennehy asked if the parking underneath the building is just for the residents and Atty. Macchi stated they haven't divided that up yet. There will also be 21 spots across the street on the Kendall property. Mr. Romeo stated the market will tell you if you are doing this right or wrong. He questioned the lighting, fencing and if there is any place the residents can grill. Mr. Murtagh stated almost the entire town is in favor of this. Mr. Conroy asked if the river will continue as it is now and Atty. Macchi stated yes. He questioned the ratio of the commercial and residential structure, which Atty. Macchi explained.

Mr. Conroy asked for public comments and there were none.

Mr. Conroy moved to close the hearing. Motion seconded by Mr. Murtagh and voted 5-0-0. Mr. Conroy moved to accept the standard and special conditions. Motion seconded by Mr. Murtagh and voted 5-0-0. Mr. Conroy moved to approve the application for site plan approval for Liberty Village, 1034 East Street, Case No. 17-2 with conditions. Motion seconded by Mr. Murtagh and voted 5-0-0.

8:50 p.m. Siemens Healthcare, 333 Coney Street, Case No. 17-04: Mr. Conroy opened the public hearing and read the public hearing notice as advertised. He informed the applicant that this is the last hearing night before the elections and the board will be changing. The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. He stated they would like to proceed tonight. He presented the board with a fly-over presentation showing the first round of construction. He stated the entire site is being permitted. All of the work being proposed is in the LM zone with none in the RA zone.

Atty. Macchi stated the lot area of the site is 82.2 acres. The residential portion will remain undeveloped with a significant buffer provided around the perimeter of the property. Presently the facility consists of manufacturing, research, development and technology areas, office space and shipping and receiving areas. Presently there are 812 full time workers. They are proposing to construct a new manufacturing building (4a) abutting the existing manufacturing Building 4. It will be two stories plus a basement. A new manufacturing building (3a) will constructed abutting existing building 3. Building 3a will be two stories with no basement. A new office building (6) is planned adjacent to and will connect via an overhead bridge walkway to existing Building 2. The site infrastructure will include improvements to support the new buildings, including roads, truck turnaround and parking areas, loading docks, retaining walls, etc. The decision will run with the land and be binding on the applicant/owner.

Atty. Macchi discussed Applicability to Section 13-2 of the Zoning Bylaws; criteria as per Section 13-9; general site development standards and guidelines as per Section 13-10. Atty. Macchi discussed the Site

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Plan Review criteria. He stated that in 2007, this is where the town wanted economic development. They will continue to protect Traphole Brook. The Conservation Commission has reviewed this project extensively. The entrance will remain the same and there will be a new one farther down Coney Street toward Route 95. The town will be getting \$2.5 million for traffic improvements. What happens on Coney Street is not under the control of Siemens. There are no eminent domain undertakings being contemplated. They do comply with zoning.

Lou DeBello, Project Engineer, Jacobs Engineering, stated all the buildings are interconnected. He explained where visitors park and enter the building. He stated the property was recently surveyed so the topo is accurate. They are not proposing to demolish any buildings. Mr. DeBello discussed the proposed North garage and stated it will be three stories high, but the first floor will be buried so only two stories will be visible. The required setback along Hale Road is 40' but they will keep a tree line buffer within that area. The garages will be connected with an overhead walkway. He discussed the stormwater plan which will be modified to meet today's standards and a drainage plan that will also meet today's standards. They are also proposing a new landscaping plan.

Mr. Conroy read board comments. Atty. Macchi stated they are meeting with the Sewer and Water Commission on Monday and they met with Margaret Walker last Friday. Ms. Dennehy stated this is a 43D site.

Mr. Conroy asked for public comments.

Mike Bianco, Jr., 52 Hale Road stated they are concerned about the woods and the buffer. He questioned where the garage will be. He asked if they will be taking out woods to add the new building and Mr. DeBello stated yes. He stated there will be 40' remaining but he doesn't know how much they are actually taking out as they will be cutting parking into the hill.

Margaret McNulty, 9 Sandra Road stated she already feels this existing site is in her backyard and she is concerned about safety. There is presently 108' there, but they will be taking 68' and leaving 40'. They are also concerned with the fumes coming into their backyard. She asked if the initial phase is one floor and then they will be adding more stories and Mr. DeBello stated yes. Ms. McNulty questioned the trees in the winter and stated if they cut back 60' there will be nothing left.

Gaye Quigley, 52 Hale Road stated this company is in her backyard now and can see and hear everything. If they are taking more of that land away, she would like a fence and lots of landscaping. Mr. Conroy asked if there was a fence now and Mr. DeBello they are not proposing a fence, but a 5' berm. Mr. Conroy stated the 40' buffer needs to be maintained. Mr. Conroy asked that the applicant mark a 40' buffer so they can see what is staying and what is going. The 5' berm will cut the noise. He asked that the height of berm also be staked out for the abutters.

Caitlin Benoit, 42 Hale Road asked how long construction will be going on in their back yards including all phases. Mr. DeBello stated probably 2020. Ms. Benoit stated her children are going to grow up in their most important years with construction. Mr. DeBello stated they will be putting up a safety fence that you are proposing along that buffer to stop that from happening. Ms. Benoit questioned the berm. Mr. DeBello stated the berm will be created before 2020. Ms. Benoit asked what they are going to do to

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keep people from looking into her backyard. She feels her privacy will be gone. Mr. DeBello asked if she would like a fence. Ms. Benoit stated that would be a nice start. Mr. Conroy stated he understands her concerns. He would like to see the phasing schedule so these people can see what they are dealing with. Mr. Conroy asked that they just put up a permanent fence. This is an attractive nuisance. Also, the fence should be on these people's properties.

Julie McClure, 259 Coney Street asked if there is any other way they could take down less of the woods and could they move the garage as they would like a little privacy. Mr. Conroy questioned the garage also. Atty. Macchi stated they will take a look at this. There is also a river they have to deal with. Mr. Conroy stated we can impose a bigger buffer.

Linda Orlando, 47 Hale Road stated she has been there a long time. Her house shook during previous construction. If something happened to a child they would have a huge problem. She also asked how they dispose of the hazardous waste they create. Gary Walsh, Siemens Safety Engineer stated they use Clean Harbors and also follow all regulations. Ms. Orlando asked how they remove it and asked if there have been any leaks or problems in the past. Mr. Walsh responded never. Mr. Conroy asked if they also have to go through the Board of Health and Mr. Walsh stated yes.

Nicole Bertoldi, 58 Hale Road asked if a floor of the garage could be underground and Mr. DeBello stated they said they would do that. Ms. Bertoldi asked if there is any way they wouldn't take any of their tree lines by removing parking lots. Mr. DeBello stated they are pretty maxed out.

Mr. Romeo stated you are in their backyard with a 40' buffer. He feels the very first thing should be a permanent fence before a shovel goes into the ground. It is a safety factor and it shows the abutters you are trying to be a good neighbor. He asked what bio-safety are those labs now and are they going to be reclassified. Atty. Macchi stated they are staying the same. Mr. Murtagh stated they need to be a good neighbor. You are cutting 60' back, but an underground garage could eliminate that. He agrees with Marc Romeo that a fence is a must. They also need a dense evergreen buffer. He suggests a meeting with these neighbors.

There were no further comments. Mr. Conroy stated this hearing will have to be continued. Atty. Macchi granted the board an extension of time up to and including June 30, 2017. Mr. Conroy moved to accept an extension of time up to and including June 30, 2017. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to June 15, 2017 at 7:31 p.m.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:25 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 1/15/17

