

WALPOLE PLANNING BOARD MINUTES OF MAY 18, 2023

A regular meeting of the Walpole Planning Board was held on Thursday, May 18, 2023 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair, Sarah Khatib and Carl Balduf, Town Engineer.

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

Minutes: Mr. Conroy moved to accept the minutes of April 20, 2023. Motion seconded by Ms. Khatib and voted 3-0-0.

North Street Pull Off Scenic Road: Mr. Conroy read an email from Landis Hershey, Conservation Agent, requesting to withdraw this application without prejudice. The board agreed.

ANR – 275 Plimpton Street: After a brief discussion, it was moved by Mr. Conroy, seconded by Ms. Khatib and voted 3-0-0 to endorse an ANR plan entitled “ANR Plan of Land Located in the Town of Walpole, Massachusetts” dated March 30, 2023, as prepared by Dunn McKenzie, Inc., Land Surveying and Civil Engineering, 206 Dedham Street, Norfolk, MA finding Form A in order and subdivision control not required. The owner/applicant is Matthew Kinch, Sole Trustee of 275 Pemberton Street Realty Trust, 275 Pemberton Street, Walpole, MA as per a deed dated March 31, 2023 and recorded in Norfolk Registry of Deeds Land Court Certificate of Title No. 209378. Said property is shown as Assessors Map 17, Lot 240, Zoning District RB.

7:09 p.m. Kearsage North Street: Mr. Conroy read a letter from the applicant's engineer requesting to continue tonight's hearing without testimony and he also granted the board an extension of time. Mr. Conroy moved to accept an extension of time up to and including September 30, 2023. Motion seconded by Mr. Czachorowski and voted 3-0-0. Mr. Conroy continued this hearing to June 15, 2023 at 7:10 p.m.

Bruin Way, 965 West Street Plan Endorsement: The applicant was represented by Atty. Philip Macchi, Norwood, MA. He asked to extend the time for endorsement of the subdivision of plan up to and including September 30, 2023. Mr. Conroy moved to accept an extension of time for plan endorsement up to and including September 30, 2023 as requested. Motion seconded by Mr. O'Leary and voted 3-0-0.

Northwoods Estates Subdivision Acceptance of Documents: Mr. Balduf stated he is all set with the Private Way covenant and Form F covenant. Mr. Conroy moved to accept the private way covenant as reviewed by Mr. Balduf. Motion seconded Mr. O'Leary and voted 3-0-0.

Mr. Conroy moved to accept the Form F Covenant as presented by the applicant and reviewed by Carl Balduf, Town Engineer. Motion seconded by Ms. Khaib and voted 3-0-0.

Lincoln Estates Invoice: Mr. Conroy moved to pay an invoice from Rob Gemma in the amount of \$9310. Motion seconded by Ms. Khatib and voted 3-0-0.

7:18 p.m. East Walpole Clock Tower Continued Hearing, Case No. 22-02: Mr. Conroy read comments from the Board of Health and Mr. Balduf discussed his final comments.

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Mr. Merrikin stated that the Zoning Board approved the Special Permit on Monday. He stated there is a brick patio that is going to remain. Mr. Conroy asked if there will be a ramp going to the back of the building and Mr. Merrikin stated it is a platform. Ms. Khatib stated she had previously asked about cars turning into the project and questioned if there was enough sight distance for the cars coming down the hill. Mr. Merrikin showed her on the final plan that the sight distance is acceptable. Ms. Khatib questioned the sign details and Mr. Merrikin stated that has not been figured out yet. He stated the sign details will be submitted to the board prior to plan endorsement, which he feels can be a condition of approval.

There were no public comments.

The board reviewed the standard and special conditions. Mr. Conroy moved to approve Case No. 22-02 with the board's standard conditions and six special conditions as discussed. Motion seconded by Mr. O'Leary and voted 3-0-0.

7:35 p.m. Bristol Site Plan Continued Hearings, Case No. 23-01 and Special Permits, Case No. 23-02: As per a request from the applicant's attorney, Jeffrey Tocchio, Hingham, MA. Mr. Conroy moved to accept an extension of time up to and including July 31, 2023. Motion seconded by Ms. Khatib and voted 3-0-0. Mr. Conroy continued these hearings without testimony to June 15, 2023 at 7:20 p.m. and 7:21 p.m. as requested.

7:40 p.m. Warwick Subdivision Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including June 30, 2023 as granted by the applicant, Lou Petrozzi, Wall Street Development. Motion seconded by Ms. Khatib and voted 3-0-0. Mr. Conroy continued this hearing to June 15, 2023 at 7:30 p.m.

24 Heidi Street Subdivision: Mr. Conroy moved to endorse the subdivision plans as reviewed by Carl Balduf, Town Engineer. Motion seconded by Ms. Khatib and voted 3-0-0. It was agreed to hold the endorsed plans until the original Form F and Private Way Covenant are submitted, reviewed and accepted by the Board.

Northwoods Estates Plan Endorsement: Mr. Conroy moved to endorse the Northwoods plans as submitted and reviewed by Carl Balduf, Town Engineer. Motion seconded by Ms. Khatib and voted 3-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Khatib and voted 3-0-0. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 6/15/23