

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 15, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, November 15, 2018 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, John Charbonneau, Community Development; Johnathan Eichman, Kopelman & Paige; and, Robert LeBlanc, Walpole Tree Warden.

Minutes: Mr. Conroy moved to accept the minutes of October 18, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy moved to accept the minutes of November 1, 2018. Motion seconded by Mr. Moraski and voted 4-0-1 (Ms. Khatib abstained).

173 Pemberton Street Endorsement: Mr. Charbonneau stated a new plan has not been submitted yet.

SATM Articles: Mr. Moraski asked if the Planning Board wants to entertain any warrant articles for Spring Town Meeting. He stated the warrant will close on January 22, 2019 and suggested drafting a Mullin Rule article for the Planning Board and also an article with regard to group housing. Town Counsel discussed the process for the Mullin Rule.

7:30 p.m. Fucile, 87 Lewis Avenue Case No. 18-14 Site Plan Approval: Mr. Conroy read the public hearing notice. The applicant was represented by Atty. Joanna Hilvert, Macchi & Macchi, Norwood, MA and John Glossa, Glossa Engineering, East Walpole, MA.

Atty. Hilvert presented a brief overview of the project. She stated that the locus falls entirely within the GR district and the site is presently occupied by an existing single-family home, detached garage and accessory driveway and landscaping and the applicant is seeking to construct one approximately 1668 s.f. single family home on the lot in addition to the existing single-family home. The applicant has simultaneously filed with the Zoning Board for a Special Permit and the Conservation Commission for an Order of Conditions, both which were granted. Atty. Hilvert discussed what is existing and what is proposed with regard to the front yard, side yard, lot coverage, open space, building height, and parking. She stated they have met with the town engineer, fire department and Conservation Commission. She stated that the fire department was looking for a 20' wide driveway and the Conservation Commission agreed that anything more than 11' could be done with pervious pavers. Atty. Hilvert stated that the purpose of the second home is to allow the Fucile's to move into the new house and their granddaughter and her husband will occupy the existing house.

Mr. Glossa discussed the existing conditions plan. He stated the lot is flat and borders vegetated wetlands. It is also in the flood plain. On the lot, there is an existing house, driveway, garage and it is connected to town sewer and water. The look of the driveway will remain the same as it is now and the change in grade to the lot will be minimal. The existing garage will be removed.

Mr. Conroy read board comments that were submitted by town boards and committees with regard to the original plan filed with the application. Mr. Charbonneau read his comments. Ms. Khatib stated she is in favor of this type of housing and questioned the ownership. Atty. Hilvert stated one owner will own both structures. If they create a condo later, they will need condo documents or they can divide this into two lots by creating a subdivision. Ms. Khatib questioned the parking, the front page of the plan, the 40' right of way, ownership of an abutting lot and feels that should be added to the plan. She also questioned the

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DIS, the size of the sewer and the street number. Mr. Romeo stated he likes the plan. Ms. Abate stated she has no questions and it is nice to see a young family move into town. Mr. Moraski questioned the square footage listed in the DIS, he questioned the wording "tastefully designed" as there were no pictures provided to the board, parking, the right of way for access, the buffers and stated he agrees with the Traffic Impact Assessment and Fiscal Impact Statement waivers. Mr. Conroy has no comments at this time. He asked for comments from the public.

Roy Noepel, Norwood stated he lived on Lewis Avenue for a few years and likes this project.

Mr. Conroy moved to grant waivers from the Fiscal and Traffic Impact Assessments as requested by Atty. Hilvert. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Glossa stated he will make the additions to the plans as requested by Ms. Khatib.

Mr. Conroy moved to accept an extension of time up to and including December 31, 2018 as provided by Atty. Hilvert. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to December 6, 2018 at 7:05 p.m.

8:35 P.M. Pinnacle Point Multi-Family Subdivision Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including February 28, 2019 as provided by John Glossa, Glossa Engineering. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing to January 17, 2019 at 7:30 p.m.

8:47 p.m. 1350 Scenic Road Hearing: Mr. Conroy read the public hearing. The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole. Robert LeBlanc, Walpole Tree Warden, was also present.

Mr. Glossa stated their intention is to abandon the location of the existing driveway and create a new driveway as shown on the plan dated September 26, 2018, latest revision November 1, 2018, which was generated by a meeting with Maureen Mazzola, Jack Gillen, Jeff Dirk and himself. Mr. Dirk wanted the parking lot to be angled parking which changed the location of the entering driveway. He identified some trees that needed to be removed in order to create a new entrance. Also, on the north side, there are other trees to be removed to create the necessary sight distance for exiting the proposed parking lot at 1350 North Street. He stated there is a small stone wall that is near Bubbling Brook Road and Utility Pole #165.

Mr. Conroy read comments from the town engineer and Mr. Charbonneau read his comments. Mr. LeBlanc stated there will be approximately 30' of stone wall to be removed and he inventoried 120 linear feet of stone wall from Bubbling Brook Road out onto North Street. He further stated that 1350 North Street is located on the side of the street with overhanging wires which will limit what can be planted in this area. He would recommend trees that will grow less than 25' high. The replacement of the trees is extremely small as there are a total of six trees to be removed and he recommends using replacement trees of 9" in diameter. Mr. LeBlanc stated that due to the proximity of the street and the amount of traffic, the trees have a better chance of survival if placed back from the street as far as possible. He feels there should be a setback planting about 20' behind the engineered roadway or they should replace the trees somewhere else in Walpole. Mr. Moraski stated the first plan showed removing eight trees and then it

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changed to six trees. In order to stay within the boundary of the public hearing notice, they can remove fewer trees, but not more. He asked if this is the only alternative that can be authorized with regard to the egress. Mr. Glossa stated the other location would be off of Bubbling Brook Road, but it was decided a long time ago there would be conflicting traffic movement at that location. Mr. Moraski asked if by accepting this plan and new parking plan if everything would be pushed back. Mr. Glossa stated no as the building is in the same location. The parking lot is a bit smaller from north to south. Ms. Abate asked if the entrance is in the same spot as the existing driveway and Mr. Glossa stated not exactly. She asked if there was an alternative plan that could be consolidated into one entrance/exit and Mr. Glossa stated that is highly unlikely because if there is not both an in and out, the cars would have to back up and drive out. Mr. Romeo feels it is necessary to have one way in and one way out. Ms. Khatib would like the applicant's response to Mr. LeBlanc's comments. Mr. Glossa stated they agree with his comments with regard to the species, size and location that he asked for. Mr. Conroy stated you already have two entrances and Mr. Glossa agreed. Mr. Conroy stated this is a scenic road and you are allowed one curb cut which would allow the circulation to work, but there is a refusal on your part to do that. He feels they haven't attempted to give us an alternative to this because they are just showing us what they want to do. We have been given no options. Mr. Glossa agreed that they have not shown us any options as it ends up too close from North Street the Bubbling Brook opening. Mr. Moraski stated there are only a couple of neighbors that park at the top of Bubbling Brook Road to pick up their children who are getting off the bus. He went out there today and he feels it would not be safe to have multiple openings on North Street for cars to enter or exit. Mr. Glossa stated they don't have a problem with that if the engineers agree with it. Mr. Moraski stated you would also pick up some more parking spaces. Mr. Romeo stated you are just adding the queueing to Bubbling Brook Road. Mr. Moraski thinks most residents go toward Westwood in the morning and the traffic on North Street is horrendous. Mr. Conroy stated this is a scenic road and you already have one opening. We have not been given an option. Mr. Moraski asked if they are healthy trees and Mr. LeBlanc stated they are public shade trees and they add to the canopy in the town. There are some sections of the stone wall that are established and some that are falling apart. It is a historic wall. Mr. Conroy stated that is his point. Mr. Glossa stated they are willing to do what the tree warden wants and will plant where they will not be cut by the power companies. With regard to the wall, the applicant would be willing to purchase stones and put them in right across the property. Mr. Conroy stated you have a wall that is probably one of the oldest in town and now you are asking to open it up and also to move it. It is probably 300 years old. Mr. Glossa stated he would like to put it in a more scenic location that is less close to North Street. Mr. Conroy stated it is a very historical piece and you still aren't giving us options on how this would work. He asked for comments from the public.

Irene Zawistowski, 49 Woodruff Road asked how long this has been a scenic road and feels what is being proposed is very inappropriate on a scenic road.

Charles Hayes, 1354 North Street stated this property is only suitable for a single family residence. Mr. Conroy asked him to stop his presentation as it doesn't pertain to the scenic road hearing. Mr. Hayes agreed.

Sue Shockett, 1340 North Street questioned the location of the new proposed driveway. Mr. Glossa stated it is being moved farther away from her house. Ms. Shockett stated that at one of the earlier

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meetings, Maureen Mazzola mentioned one of the things she loved about the area was the historic side of Walpole.

Roy Noepel, 44 Wheelock Avenue, Norwood stated he never saw a sign that says there's a pause in the scenic road.

Ms. Khatib asked how we can possibly vote on moving a wall with no plan. Mr. Moraski would like this to be continued.

Atty. Peter Brooks, counsel for the applicant, thinks it is important that it was the town's peer reviewer who suggested the circular traffic pattern would be safer. He was told that the town has granted two other openings previously. Mr. Conroy asked who and where. Atty. Brooks stated the board needs to treat everyone the same. This plan was presented because of what the town's traffic engineer wanted. Mr. Conroy stated our traffic engineer reviewed the comments from the applicant's engineer. Atty. Brooks asked if our traffic engineer ever told their peer reviewer this was a scenic road. Mr. Gillen stated he doesn't know what the traffic peer reviewer knows and didn't know. Mr. Conroy asked if this issue was ever raised between Jack Gillen and Jeff Dirk and Mr. Gillen responded no; however, Mr. Dirk did recommend angle parking.

Steve Berkeley, 1326 Old North Street stated that two curb cuts on North Street were talked about long before any peer review was done.

Mr. Romeo stated he agrees with Mr. Conroy that we have to tread lightly on the historic nature of this road. No one on this board has an agenda against this project. We will have to try and make this work and still protect the scenic nature of this road. It doesn't matter what has happened in other parts of town as we are dealing with 1350 North Street. We are not trying to put up road blocks. Mr. Conroy feels it would have been nice to bring this up at the start. He asked if the applicant would like to continue or have a vote. Mr. Glossa stated their traffic engineer would review this and send it to VAI. Mr. Conroy stated the best option is to run this concurrent with the site plan.

Mr. Conroy moved to accept an extension of time up to and including January 31, 2019 as per John Glossa. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to January 17, 2019 at 7:31 p.m.

Mr. LeBlanc left the meeting at 9:40 p.m.

9:45 p.m. 1350 North Street, Case No. 18-5 Continued Hearing: Mr. Conroy opened the hearing and stated that Jonathan Eichman, town counsel, was present. Atty. Peter Brooks stated they didn't ask for town counsel to be here tonight and Mr. Conroy responded that we did. Mr. Moraski stated we talked about the Dover Amendment with town counsel and the applicability of it. He asked the age group that this daycare center will basically service.

Maureen Mazzola, applicant, stated it will be six weeks to six years and this information was included in the original packet. She falls under the Department of Education. Atty. Eichman stated he would like to see that in writing. He feels we are just looking at a site plan application. Mr. Conroy stated the Building

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Inspector has already determined they can do this. Atty. Eichman stated it is difficult to turn down on the nature of use. Mr. Glossa stated there were two sets of revisions to the plan. Some of the changes shown on the plan with a revision of date of October 3, 2018 are: additional trees that were identified by the tree warden were located and shown on the plan, the location of additional soil testing was added to the plan, updated septic system was shown on the plan, questions about snow piles along the front of the property, some grading changed. Impervious barrier downstream of the leaching galleys were added. Some of the changes shown on the plan with a November 1, 2018 revised plan are: angled parking vs. perpendicular parking was added, addition of crosswalks, designated employee parking, stop signs added, one way signage added, bike racks, turning angle for trash and fire trucks, note on traffic signage, and a note on striping.

Ms. Khatib stated the locus map needs to be fixed. Also where the traffic engineer had studied the Goddard School and said it was less than 5 minutes drop off, she asked if that was open spot to open spot. Mr. Gillen stated that 7-9 a.m. and 3-6 p.m. were the times used and Jeff Dirk found that to be acceptable. Mr. Glossa stated five minutes is an average. Ms. Khatib stated she doesn't see the sight distance triangle on the plan. Mr. Gillen explained it. Ms. Khatib also asked that the traffic narrative be updated. The narrative states the school will advise parents to pull over to a legal parking area if the lot is full. She asked where that is. Mr. Conroy stated that for the next time they should consult with the police and DPW as to where you can legally park. Mr. Romeo asked if they are idling somewhere. Mr. Conroy stated the road is 24' wide, so there is no room to stop. Mr. Glossa stated we don't expect 100 cars to be waiting to come in here. Mr. Conroy asked how they could do a traffic study without knowing where these people will stop. Mr. Glossa stated they don't think that would happen. Ms. Khatib questioned the time slots for daycare as they had said there would be no more than eleven cars at any given time. Ms. Mazzola stated that is correct as she can't accept one hundred students if she doesn't have the staff. However, every student's needs are different. She wants to ensure the safety of the children in their cars by dropping off and picking up. Whoever is watching them cannot just show up whenever they want. Ms. Khatib stated she is proposing a four hour daycare pick up and a ten hour day pick up at the same time. Ms. Khatib questioned the lighting plan and stated the plan that was submitted shows zero lumens on the playground. Ms. Mazzola stated there was a second plan they will bring in. Ms. Khatib questioned buffer zones between non-residential and residential uses. She feels the residents need to be protected. Mr. Glossa asked if she wants him to add the lights and Ms. Khatib stated yes. He stated that if they do work in the buffer, they will restore it to natural when done. Ms. Khatib read what is required with regard to the buffer zone and Mr. Glossa agreed. Ms. Khatib questioned the sign and the status of the existing cesspool. Mr. Glossa stated that will be addressed during the demolition process according to the Board of Health.

Mr. Romeo thinks the plan is well thought out, but is not sure the pick up and drop off has been. He wants to discuss queueing more. Everyone is going 10 mph, not 45 mph. He is not sure if we can put up "no parking" signs or not. He asked how all this will work. He feels it could be a complete traffic nightmare. He questioned the queueing plan for North Street. Ms. Mazzola explained the process. She stated they don't have just one drop off time, it is staggered. Mr. Romeo asked what they will do with the parent who comes early or arrives late. Ms. Mazzola stated this is something discussed beforehand. Mr. Romeo's biggest concern is what if the business fails. He asked if there will be cameras in the parking

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lot. Ms. Mazzola stated there are not any on the plan now, but they will put them on. Further, there is security on the site. Ms. Abate questioned the parking spaces at the entrance. She stated that the Walpole Cooperative Bank was required to block off their spaces near the roadway because of safety reasons and risk. She asked Mr. Glossa to look into removing those spaces near the entrance at 1350 North Street for safety reasons..

Mr. Moraski questioned the crashes at Bubbling Brook Road in the last three years. He agrees with Mr. Conroy that they should go see Fire and Police. He asked if the applicant got the November 13th letter from VAI to Ms. Walker and Mr. Glossa stated no. Mr. Moraski questioned the Board of Health approval and Mr. Glossa stated they are waiting for the Planning Board to approve first. Mr. Moraski would like to see the Board of Health approval before we act on this. Ms. Mazzola stated she went to see Melissa in the Health Department and she was under the assumption it would be all set tonight. She asked how she can get the Board of Health to formally respond. They are not serving lunch, but they did give Melissa in the Board of Health the snack list they will be serving. Mr. Glossa explained the septic system. Mr. Moraski asked if there is any fill coming into the backyard as there is a big slope, the width of the sidewalks, the fencing around the proposed play yard and what type of fence material will be used. David Allen stated it will be a chain link fence and it will barely be noticeable. Mr. Moraski stated it should blend in. He also questioned the sediment fore bay. He asked if it was in Sue Shockett's back yard and if so, why. Mr. Glossa stated that just the words on the plan are shown on her property, but it is basically in the 1350 North Street back yard. Mr. Moraski asked if he is in agreement with Ms. Walker's 29 comments and Mr. Glossa stated she is repeating some of them. Mr. Moraski stated he would like to see these decrease. Mr. Conroy questioned the two gates and Ms. Mazzola stated her goal was in case there was a fire that would be the evacuation spot. Mr. Conroy asked how the water gets to the fore bays. Mr. Glossa explained it and showed him the plans. Mr. Conroy questioned if there are other daycares that queue. Ms. Mazzola stated yes, every place she worked did. Mr. Conroy asked if there is anything that sets the standard drop off time throughout the United States. It seems it would take longer to pick up than to drop off. Mr. Gillen explained the parking at different facilities. Mr. Conroy stated if we don't set the parking, the Building Inspector will set it. Mr. Conroy asked how many spaces are for the parents and Mr. Glossa stated twenty-five. Ms. Mazzola stated that not all faculty will be there at drop off. Mr. Conroy questioned the teacher to kids' ratio. Ms. Mazzola stated the total max staff is eighteen. Mr. Conroy asked if there will be a nurse and Ms. Mazzola stated no. Mr. Conroy stated they need to work on the delivery times, especially in the afternoon. Mr. Conroy doesn't feel they can compare the Goddard School with this as they are totally different. Ms. Mazzola asked if there is a school count done to use to compare. Mr. Conroy stated the traffic engineer stated no.

Mr. Conroy read comment letters. Mr. Glossa stated he will meet with Margaret Walker. Mr. Charbonneau read his comments. Mr. Conroy suggested that Mr. Glossa also meet with Fire Chief Bailey or Deputy Paul Barry to show them the turning radius.

Stephen Berkley, Old North Street stated he is not sure if all his comments have been addressed.

Sue Shockett, 1340 North Street questioned signage and the size and if a sign can be placed on a scenic road. Ms. Khatib responded yes they can. Ms. Abate questioned if they need to go before the Zoning Board for the sign as there wasn't one there before.

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Ms. Shockett stated she is very skeptical of the trickle of cars in and out during drop off and pick up and what recourse would she have if this doesn't work. Mr. Romeo wants to see a sign about not blocking the driveway. Mr. Conroy stated a problem would be enforcement.

Charles Hayes, 13154 North Street stated this property isn't big enough for the size of this daycare. This is all swamp and standing water. The water table is very high. He presented a slide show to the board.

Trish Barajas, 1400 North Street stated that people do crazy things to get through this area because traffic is backed up. It comes down to safety. The first time someone is hurt or killed, we will have to rethink what we did. Mr. Conroy stated they are going for the maximum. They have that right and that is something we need to consider. Maybe they need to cut the numbers down from 100 kids to 75 kids. Atty. Eichman stated that parking is a reasonable regulation.

Mr. Conroy moved to accept an extension of time up to and including January 31, 2019 as granted by John Glossa, Glossa Engineering. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to January 17, 2019 at 7:32 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Mr Moraski and voted 5-0-0. The meeting adjourned at 12:10 a.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 12/6/18