

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 2, 2017

A regular meeting of the Planning Board held on November 2, 2017 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; and Catherine Turco-Abate.

Mr. Conroy opened the meeting at 7:07 p.m.

Minutes: Ms. Abate moved to accept the minutes of October 19, 2017. Motion seconded by Mr. Romeo and voted 3-0-1 (Mr. Conroy abstained).

Wisteria Ways II Subdivision bond: Mr. Conroy read a punch list generated by Margaret Walker, Town Engineer dated November 1, 2017. John Walsh stated the as-builts were submitted to Ms. Walker weeks ago. Mr. Conroy questioned the street trees. Mr. Walsh stated the position of the board was that years ago the board didn't want them as they felt it was an infringement on private property; therefore, they never put them in. Mr. Conroy stated we need to check the decision. Mr. Conroy read an email from Rick Mattson dated October 31, 2017 approving the valves as currently configured.

Mr. Walsh asked for a release of the bond. Mr. Conroy stated that the street trees are still an issue. Mr. Walsh stated they were not included in the bond. Mr. Conroy stated they would need to be put in unless the board granted a waiver, even if they are not in the bond. Mr. Walsh stated there are 89 houses and 80 have already been released. The decision had said trees were to be placed in specific locations. Mr. Conroy stated that Ms. Walker will have to verify that the trees are okay. Mr. Conroy added this to the board's December 7, 2017 agenda.

Request for Comments – Wall Street Development: Mr. Conroy recused himself at 7:20 p.m. while the board discussed a request for comments from Wall Street Development, Burns Avenue, East Walpole. Mr. Romeo, Vice Chairman, stated that this project is not under our purview, but he does want to address any concerns of the abutters.

Cheryl Hayes-Montville, 8 Brook Lane; Elizabeth Barrows, 189 Union Street; and, Kathy Campbell, 35 Burns Avenue presented their concerns with the project as it pertains to the flood plain area and how it will affect their properties. They all believe if there is an alternate resource available, it should be considered.

Ms. Abate made a motion to ask the town to consider both Burns Avenue as well as the Union Street plans as to which is the best way to proceed with the request of Wall Street Development to allow the installation of underground utilities including sewer, water, electric, etc. through a portion of flood plain off Union Street. Motion seconded by Ms. Khatib and voted 3-0-0.

Mr. Conroy returned at 8:05 p.m.

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8:06 p.m. Pine Acres Subdivision Continued Hearing: Mr. Conroy read a letter dated November 2, 2017 from Rob Truax, GLM Engineering Consultants requesting this hearing be continued without testimony to December 7, 2017 so the applicant will have a full complement of board members. Mr. Conroy moved to continue this hearing without testimony to December 7, 2017 at 7:35 p.m. as requested by the applicant's engineer, Rob Truax. Motion seconded by Ms. Abate and voted 4-0-0.

8:08 p.m. Nichols Pond Lane Continued Hearing: Mr. Conroy read a letter dated November 2, 2017 from David Wakefield granting the board an extension of time on which to take action up to and including December 31, 2017. Rob Truax, GLM Engineering, also requested that the hearing be continued without testimony to December 7, 2017.

Mr. Conroy moved to accept an extension of time on which to take action up to and including December 31, 2017. Motion seconded by Ms. Abate and voted 4-0-0.

Mr. Conroy moved to continue this hearing without testimony to December 7, 2017 at 7:40 p.m. as requested by the applicant's engineer. Motion seconded by Mr. Romeo and voted 4-0-0.

Request for Comments - Jarvis Farm NOI: After discussion, Mr. Conroy moved to request the project look better than the picture that accompanied the request for comments. Motion seconded by Ms. Khatib and voted 4-0-0.

Mr. Conroy made a motion to adjourn. Motion seconded by Ms. Khatib and voted 4-0-0.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 12/7/17