

WALPOLE PLANNING BOARD MINUTES OF NOVEMBER 7, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, November 7, 2019 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chair; Sarah Khatib, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:10 p.m.

Minutes: Mr. Conroy moved to approve the minutes of October 3, 2019. Ms. Khatib asked that the minutes be changed to reflect Vice Chairman to Vice Chair. Mr. Czachorowski moved to list Ms. Khatib as Vice Chair moving forward from tonight. Motion seconded by Ms. Abate and voted 4-0-1 (Mr. Conroy abstained). Mr. O'Leary seconded the motion that was on the table to accept the minutes of October 3, 2019. Motion voted 5-0-0. Mr. Czachorowski moved to accept the minutes of October 17, 2019. Motion seconded by Ms. Khatib and voted 5-0-0.

7:13 p.m. The Trails Subdivision Update: Ron Priore updated the board on the status of The Trails subdivision. Mr. Conroy added him to the December 5, 2019 agenda for a further update.

7:16 p.m. BidCars, #19-10 Site Plan Approval Continued Hearing: The applicant was represented by Dan Merrikin, Legacy Engineering, Millis, MA. He stated the Zoning Board approved this on November 6th by a 5-0-0 vote. Mr. Conroy read a memo from the Deputy Fire Chief. Mr. Merrikin stated they made the changes requested by Carl Balduf, Town Engineer. Mr. Balduf stated he is all set. Ms. Abate questioned the proprietary separators and Mr. Merrikin stated the catch basins have been swapped out with the use of proprietary separators. He stated the applicant has been working with the neighbor to the rear of BidCar's property and they have a settlement in place as they have given him exactly what he asked for. Ms. Abate asked that there be a condition of approval stating no cars are to be parked on the loam strip out front. Mr. Merrikin stated the Zoning Board has made a condition that stated no cars to be parked within 30'. Mr. Czachorowski questioned the snow storage and Mr. Merrikin explained the process.

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

Mr. Conroy moved to close the hearing for BidCars, Case No. 19-10 and approve the site plan with the board's standard conditions and three special conditions. Motion seconded by Ms. Abate and voted 5-0-0.

7:28 p.m. Bristol Bros. Site Plan Approval Continued Hearing, Case No. 19-08; Two Special Permits Continued Hearings, Case No. 19-09; and Industrial Subdivision Continued Hearing: The applicant was represented by Atty. Jeffery Tocchi, Drohan, Tocchio & Morgan, 175 Derby Street, Hingham, MA. He asked to continue the Industrial Subdivision hearing without testimony to December 5, 2019. He also gave the board an extension of time up to and including December 31, 2019 on which to take action. Mr. Conroy moved to accept an extension of time up to and including December 31, 2019 on which to take action on the Industrial Subdivision. Motion seconded by Ms. Abate and voted 5-0-0.

Atty. Tocchio asked the board to vote on his pending request to waive the filing fees for this application. Mr. Conroy stated he would like to wait and see how this proceeds before voting that waiver. Atty. Tocchio referenced a letter dated October 24, 2019 which presented a summary of all prior issues,

including comments from Beta. They are also proposing a sidewalk all the way to Main Street. He stated they have provided all mosquito reports and studies to the Board of Health. Mr. Crocker stated they are proposing to locate thirteen bat houses on this location. Atty. Tocchio stated they have provided a detailed phasing plan and a narrative which addressed off-site improvements, locations of bat houses, entry sign, snow removal, signature block added to plans, and the demo of 534 West Street which does not trigger any approval from the Historical Commission.

Mr. Conroy read comments from the Board of Health, Police, Fire, Sewer and Water, Zoning Board and the Conservation Commission. He asked if they have made a plan with the Sewer and Water Commission regarding hook-up fees. Mr. Crocker stated they have asked for consideration with regard to the I&I. Mr. Conroy questioned the signage on Forest Road.

Mr. Balduf, Town Engineer, stated he did not submit written comments on this; however, the sidewalk has to be 5' and it shown as only being 4' in certain situations. He stated the board may want to have the schematics after the (presumed) approval. Mr. Conroy stated that anything off site goes through the Board of Selectmen. Atty. Tocchio stated he will follow up on this. Mr. Conroy questioned the phasing. He asked if the water line and sidewalks will be done at the same time. The Planning Board addresses the sidewalk and the sewer and water addresses the water line. Mr. Crocker agreed and stated that the sidewalks and water main are part of Phase I.

Ms. Khatib stated we are waiting to hear from the Deputy Fire Chief. She is pleased with the addition of the sidewalks and feels it is a great service for the residents. She is good with the parking plan and visitor parking. She asked that the applicant add a legal description of all parcels to the cover sheet and maybe lot numbers. Ms. Khatib also asked for an explanation of the Pitch & Putt area. Mr. Bristol stated that they will be maintained by the condo fees. Ms. Khatib questioned how someone can walk onto that site and Mr. Crocker stated it will have a gravel access and can be reached from off the sidewalk. He stated there will be three visitor parking spaces in this area as well. Ms. Khatib stated she has three major areas of concern regarding pedestrian crossings: Unit 1 and the easement, Units 20 and 21, and Unit 100. Mr. Crocker stated they will look into that.

Ms. Khatib had various other questions regarding the sidewalk, traffic study, the addition of key maps to certain pages, the existing house, Eversource, private road versus town road, and input from the Board of Health. Mr. Crocker stated he will look into her questions

Mr. Czachorowski questioned Sheet C-3 of the plan set and stated he is in agreement with the questions raised by Ms. Khatib regarding the sidewalk and asked if there will be gates to fire lane going toward Forest Road. Mr. Crocker stated that is a requirement of the fire department.

Ms. Abate stated she is happy with the sidewalk also and asked how they will deal with the slope by the cemetery. Mr. Bristol stated it will be narrower in that area.

Mr. O'Leary asked that Sheet C3A be labeled and Mr. Crocker stated the fire department looked it as a driveway. Ms. Khatib asked the address and Mr. Crocker stated Bates Quarry Lane, Units A, B, C. Mr. O'Leary asked how close is Bates Quarry Lane to the boundary at the top of the plan. Mr. Crocker stated approximately 8'. He asked if there is a retaining wall along that section and Mr. Crocker stated no.

Mr. Conroy asked where the mailboxes will be located and Mr. Crocker showed him and stated they will be clustered on site in three locations. Mr. Conroy questioned the phasing plan regarding the roads and asked if they have a plan showing which roads will be built during each phase and Mr. Crocker stated yes. Mr. Conroy asked if the fire department is all set with the phasing and Mr. Crocker stated yes. Mr. Conroy asked if they are going to take Phase 3 down to where it should be before they do Phase I and Mr. Crocker stated that has not been specified yet. Mr. Bristol stated there may be a possibility to bring it out through the Renmar easement. Mr. Conroy reminded Atty. Tocchio we are still waiting for comments from the Board of Health and Eversource.

There were no public comments.

Mr. Conroy moved to accept an extension of time up to and including December 31, 2019 as granted by the applicant's attorney, Jeffery Tocchio for the site plan approval application and two special permit applications. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued these hearings to December 5, 2019 at 7:30 p.m., 7:31 p.m. and 7:32 p.m.

8:32 p.m. Rolls Royce, 110 Norfolk Street, Site Plan Approval Case No. 19-11 Continued Hearing and Special Permit Continued Hearing, Case No. 19-12: Mr. Conroy read comments from the Conservation Commission, Fire Department, Zoning Board and Mr. Balduf read his comments. The applicant was represented by Atty. Philip Macchi. Also present was Eric Cordis to discuss the snow removal. Atty. Macchi submitted a hazardous material listing as previously requested by Ms. Khatib. She asked about the 45' roof height. Mr. Macchi stated it's a hip roof and is below the height allowed.

Ms. Khatib asked various questions and concerns, all of which were addressed by Atty. Macchi. There were no comments from the public.

Mr. Conroy discussed the special conditions and a waiver request. Atty. Macchi stated there is no waiver request needed.

Mr. Conroy moved to approve Rolls Royce, Special Permit, Case No. 19-12. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to approve Rolls Royce Site Plan Approval, Case No. 19-11 with the board's standard conditions and eight special conditions. Motion seconded by Ms. Abate. Mr. Conroy stated everything needs to be shown on the plan prior to endorsement. Motion voted 5-0-0.

Oak Wood Estates Preliminary Plan: Mr. Conroy moved to accept an extension of time up to and including December 13, 2019 as granted by Walsh Construction. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy added this to the December 5, 2019 agenda.

Lincoln Road Preliminary Plan: Mr. Conroy moved to accept an extension of time up to and including December 31, 2019 as granted by John Walsh, Walsh Bros. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy added this to the December 5, 2019 agenda.

Walpole Athletic Fields: Mr. Conroy asked that a letter be sent to Weston & Sampson regarding the need for them to requests a major/minor modification determination along with plans.

Consultants: Mr. Conroy stated that Carl Balduf, Town Engineer will continue to provide the civil engineering information to the board after we have chosen a consultant.

Mr. Czachorowski moved to adjourn. Motion seconded by Ms. Khatib and voted 5-0-0. The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted on 12/5/19