

## WALPOLE PLANNING BOARD MINUTES OF OCTOBER 1, 2020

A regular meeting of the Walpole Planning Board was held on Thursday, October 1, 2020 at 7:00 p.m. in the Walpole High School Auditorium. The following members were present: John Conroy, Chair; Sarah Khatib, Vice Chair; Philip Czachorowski, Clerk; John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:04 p.m.

Mr. Conroy moved to accept the minutes of September 17, 2020. Motion seconded by Mr. O'Leary and voted 4-0-0.

**7:06 p.m. New World Preliminary Subdivision, 38 Peach Street:** The applicant, Andrew Adams, was present as was his attorney, Philip Macchi, Norwood, MA and his engineer, Dan Merrikin, Legacy Engineering, Millis, MA.

Atty. Macchi stated this proposed 5-lot subdivision is owned solely by Andrew Adams. The roadway will be built to the town's standards for a public roadway. Mr. Merrikin stated the property at 38 Peach Street totals about three acres. The applicant will remove the existing house. There will be five lots and the roadway will be about 330' long and will have town sewer and water. Mr. Merrikin stated they are working on the drainage design now.

Mr. Conroy read a letter from the Board of Health and the Historical Commission, which stated there is a one year demolition delay. Mr. Conroy asked the reason for the one year delay. Mr. Merrikin stated it is to encourage the applicant to salvage the structure due to its age. If they sell the house and it is moved, they can go back to the Historical Commission and get that delay waived.

Mr. Balduf discussed his letter dated September 15<sup>th</sup> in which he made comments about the drainage, under drains for drainage located at the rear of the property, and a possible easement at the rear of the property. He feels this is a very straightforward plan. Mr. Conroy asked who wants the easement and Mr. Balduf responded he does, but it will be eventually be the call of the Sewer and Water Department. He just doesn't want a dead end water main.

Mr. O'Leary questioned the contour lines on the plan and Mr. Merrikin explained it. He also asked Mr. Merrikin to check the measurements of the road and Mr. Merrikin agreed. He stated it is center line to center line. Mr. Czachorowski questioned the new road and the moving of the house. Mr. Macchi stated the subdivision doesn't work with the house still there. He doesn't think the house will be bought by anyone as it is a house with no land attached. Mr. O'Leary asked if someone could move the house to one of the lots and Mr. Merrikin stated yes if someone wants to buy a lot. Mr. Czachorowski asked if they will be removing trees. Mr. Merrikin stated there are no street trees in this area and no public shade trees, but there is a granite wall in front of the house. They will have to have a Scenic Road hearing.

Ms. Khatib questions the Scenic Road hearing and this being a single family subdivision. She asked if the road will be public or private and Mr. Merrikin responded public. Ms. Khatib stated they need to show the width of the road and stated they can request a waiver of the sidewalks on both sides of the proposed street. They do need to show the footage on the definitive plan for Lot 3 and they need to add a zoning chart to one of the plan sheets. She questioned town sewer and water and Mr. Merrikin stated yes. Ms. Khatib asked them to discuss the drainage on the lots and Mr. Merrikin stated they are still playing around with this. They are looking at 2-3 small basins to take care of the road run off. Every lot will have its own roof return system.

Mr. Conroy asked if the wall is on town property and Mr. Merrikin stated it goes in and out as it is on the lot line. Mr. Conroy stated when you are looking at the opening now and you put the road in, will you be short any of that granite or will there be enough. Mr. Merrikin stated no. they will have to take out about 100' and will have to rebuild the wall. Mr. Conroy asked if they have a wall on the lot line are you allowed to move it, given that it is an actual bound. Mr. Macchi stated they will probably have to re-monument the wall. Mr. Merrikin stated he will go back and check the survey as he thinks the wall was put in after the layout. Mr. Conroy asked if they submitted another application. Mr. Merrikin stated there were also two other owners that were on it, but that changed. Mr. Conroy asked him to submit a new one for the record showing the other two people are no longer a part of this this. There were no further questions.

Mr. Conroy moved to approve the preliminary plan that is before the board. Motion seconded by Ms. Khatib and voted 4-0-0.

Mr. Balduf left the meeting at 7:31 p.m.

### **Other Business:**

Mr. Czachorowski questioned the upcoming public hearing on the zoning articles. Mr. O'Leary stated they will be on the tennis court at the high school. Mr. Conroy stated that Administration needs to find us a spot. It will come down to where the power is...the field or the tennis court. Mr. Czachorowski asked if we need to reach out to the people who are doing the articles. Mr. Conroy stated it is up to them to be there. Mr. Czachorowski asked how they will be doing a presentation. We are the ones that recommended doing the hearing at the field. Mr. Conroy stated that would be up to the Board of Selectmen. Mr. Czachorowski stated we need to make sure that people can be there and see the presentation. Mr. Conroy stated they have microphones and should have enough chairs. Some people will come for a particular article, but not for all of them.

Ms. Khatib asked for a solution going forward with our meetings. Mr. Czachorowski requested either a webinar meeting or a zoom meeting. Ms. Khatib asked that this be added to our October 14, 2020 agenda. She feels if we had a massive project, we couldn't go forward. It would be at our discretion whether to proceed or not. Mr. Czachorowski stated that town counsel had said they were going to come up with guidelines.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Czachorowski and voted 4-0-0.  
Meeting adjourned at 7:46 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk

Accepted 1/7/21