

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 17, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, October 17, 2019 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman (7:21 p.m.); Sarah Khatib, Vice Chairman; Catherine Turco-Abate, Clerk; Philip Czachorowski, John O'Leary, and Carl Balduf, Town Engineer.

Ms. Khatib opened the meeting at 7:04 p.m.

Town House Reuse Committee: Ms. Khatib moved to nominate Mr. Czachorowski to serve as the Planning Board Representative. Motion seconded by Mr. O'Leary and voted 4-0-0.

173 Pemberton Street re: Bond Acceptance: Ms. Khatib moved to accept a Tripartite in the amount of \$75,000. Motion seconded by Ms. Abate and voted 4-0-0. Ms. Khatib moved to endorse the Form I to release the Form F Covenant. Motion seconded by Ms. Abate and voted 4-0-0. It was noted the Tripartite Agreement was forwarded to Marilyn Thompson, Finance Director, on October 9, 2019, for review, but no response was received.

TMC, 100 Elm Street and 95 West Street re plan endorsement: Mr. Balduf stated the plans were approved in the Spring of 2017 and he explained the process. David Mackwell, Kelly Engineering Group, had emailed the office asking to be put on tonight's agenda. Town Counsel was contacted and her response was that the Planning Board needs to hold a new hearing.

7:20 p.m. Bid Cars, 623 Route 1, Case No. 19-10 Continued Hearing: Ms. Khatib read a letter dated October 16, 2019 from Dan Merrikin requesting a continuance without discussion to November 7th and also granting the board an extension of time.

Mr. Conroy arrived at 7:21 p.m.

Ms. Khatib moved to accept an extension of time up to and including November 11, 2019 as requested. Motion seconded by Mr. O'Leary and voted 4-0-1 (Mr. Conroy abstained). Ms. Khatib moved to continue this hearing without testimony as requested to November 7, 2019 at 7:05 p.m. Motion seconded by Mr. O'Leary and voted 4-0-1 (Mr. Conroy abstained).

Tall Pines Subdivision Update: Mr. Balduf updated the board. He did a site visit and will be preparing a new punch list.

7:30 p.m. New Pond Village, #19-03, Continued Hearing: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. Also present was Jim Bernadino, Bohler Engineering and Bill Cooke, Benchmark. Mr. Macchi stated they met with the Deputy Fire Chief and have changed their plans accordingly. Mr. Bernadino stated they also met on site with an abutter, John Mustonen, Bullard Street. They have proposed to do a vegetated buffer and evergreens around the entire building in the back for screening. He submitted correspondence from the neighbors. The plan is reflective of what they have done. One of the major concerns was the width of the back driveway. They went back to the Conservation Commission and they issued an amended Order of Conditions last week.

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What is before the board tonight has been approved by the Conservation Commission. They also presented to the Water and Sewer Commissioners, who voted in favor of the amended site plan. They did receive some comments yesterday and today from them and also a letter from Carl Balduf. He will double check that the revised set reflects his comments. They also received Board of Health comments. The Fire Department requested a major re-haul of the emergency exit. They agreed to provide free and unobstructed access and will take care of the overgrown vegetation by pruning, which they would accept as a condition of approval. The Fire Department also requested emergency radio coverage throughout the site, a fire alarm system, hydrant locations, usage of proposed independent units, shade trees not being allowed to obstruct over the road ways and vegetation be manicured and maintained so as to not obstruct fire apparatus. They have agreed to work with Fire Department as permits are sought for the existing facility. Mr. Czachorowski questioned radio coverage. Bill Cooke explained the system stating they will use a bi-directional antenna which is a repeater within the building tuned to the same frequency as the fire department. Mr. Czachorowski asked if there is an access road and Mr. Bernadino pointed it out on the plan. Ms. Khatib stated that needs to be added to the plan that the board has. Mr. Bernadino stated he will check on that as the updated plan before the board is dated 10/3/19. He stated it is a grass reinforced access road that was installed in the late 1980's when this first came into being. Mr. Czachorowski also stated that he watched the video of the previous meeting when he was absent and filled out the form for the Mullen Rule. Ms. Abate stated they are here for the long haul and it would be a good selling point to say they are in compliance with the fire department. Mr. Bernadino stated there is a 20' unobstructed access drive as it relates to the current State fire code. They would like to use some grass pavers with stable bases and concrete blocks for water and grass infiltration. It doesn't say anywhere there has to be paved and he will argue that they are compliant with the fire access. However, Paul Barry doesn't agree. They are proposing the pavers because of the proximity to the wetlands. They are adding width to the pavement outside the 25' buffer zone. They are not about to add pavement to the building side of the drive. Paul Barry asked how they would maintain this access because if it isn't paved it wouldn't be plowed; however they will maintain and plow it. All the changes result in an increase of impervious area. They have gone above and beyond for the water quality treatments and feel they meet the intent of the MA laws. Mr. Conroy asked if he has dealt with the fire chief, who does win. Mr. Bernadino stated they are not looking for a power struggle. They are not opposed to other techniques. There is an option of pervious pavers but they would need to get approval from the Conservation Commission. Mr. Conroy stated he doesn't think the deputy fire chief is looking at the same plan. Mr. Bernadino stated in order to work with the Conservation Commission, they need to be creative as to what they want. Mr. Conroy stated we will not approve something that Paul Barry is against. We will not give you relief from that. Mr. Macchi stated he totally understands. They just received this this morning. Outside of this issue they will try and meet with the Conservation Commission and the fire department. Somebody has to bend somewhere.

Mr. Conroy read board comments. Mr. Conroy asked Mr. Macchi to go back and ask the Board of Health to clarify their comments. He wants this cleaned up. Mr. Conroy asked if this is their opinion or an actual vote. Mr. Macchi stated it is a form letter. Parking was done with the Zoning Board and there

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was one area they had to change. Ms. Khatib asked them to provide clarification on the parking and Mr. Macchi stated they will do so. With regard to Engineering comments, there is only one minor item that needs to be addressed. Mr. Bernadino stated he will check with Mr. Balduf.

Mr. Conroy asked for board comments.

Ms. Khatib stated if the deputy fire chief is not happy, then we are not happy. She questioned the grass pavers and also suggested they remove the extension on the building. Mr. Cooke stated that is the back patio and it serves as a support. Ms. Khatib asked that the emergency access be drawn on the plan with a note stating it will be kept clear. She also asked that they review the entire access around the site. She asked if all roads are two-way traffic and are at least 20' wide. Mr. Bernadino stated yes. She asked if that can be added to the plan and Mr. Macchi stated they are driveways. Mr. Bernadino stated there will be signage stating "delivery vehicles – no access". Ms. Khatib has some concerns about safe travel throughout the site. She drove through this afternoon and she encourages the other members to do the same. It was hard for two cars to pass each other. She didn't see signs or pavement markings on the east side of the site. Mr. Cooke stated there is nothing back there but they will add that when they add the cottages. Ms. Khatib stated we want circulation and public safety done to the best of your ability and asked that they review this. Mr. Cooke agreed. Ms. Khatib asked if the new parking area was designed so as to have 10% interior landscaping. Mr. Bernadino stated no. Mr. Macchi feels they already have relief from that as they have an existing special permit in place. Ms. Khatib would like that confirmed. She questioned solid waste containers and had asked before that be shown on the plan. Mr. Bernadino stated he will do so. Mr. Conroy asked Mr. Macchi if he signed the application on behalf of the applicant. Mr. Macchi stated yes and he does have authorization in writing to do so from the two owners. Ms. Khatib also stated there are some items missing from Sheet 9 in the plan set. Mr. Bernadino stated he will check that.

Mr. Czachorowski questioned the pavers and pavement. Mr. Bernadino explained the maintenance of the vegetated buffer and any questions about that would be for the Conservation Commission to address. Mr. Czachorowski stated it looks like four units are in the 100' buffer and four units are not. Mr. Bernadino stated there is no way to move those.

Mr. O'Leary questioned whether or not the neighbors who were at the previous hearing are satisfied. Mr. Cooke stated they are satisfied, which is why they aren't here tonight.

There were no comments from the public. Mr. Conroy stated we are waiting for comments from the Board of Health, Conservation Commission and Fire Department.

Mr. Macchi granted the board an extension of time up to and including December 31, 2019. Mr. Conroy moved to accept an extension of time up to and including December 31, 2019. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing to December 5, 2019 at 7:15 p.m.

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8:50 p.m. Rolls Royce, Site Plan Approval, 110 Norfolk Street, Case No. 19-11 and Special Permit, Case No. 19-12: Mr. Conroy read the public hearing notice as published in the Times Advocate. The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood. Mr. Conroy stated we will be running both hearings together so we can discuss them together.

Mr. Macchi submitted a brief to the board. He stated that Rolls Royce, formerly Bird Johnson, is both the applicant and owner and as such any decision will be binding on and run with the land. He stated the addition can't be seen from the road and falls completely within the LM, WRPOD 3 area. The site contains approximately 918,306 s.f. and is occupied by four single story commercial buildings of which two are manufacturing buildings, one tear down and one office building. There are also several out buildings, associated parking, landscaped areas, utilities, woods, and wetlands. The site plan was last modified, Case No. 99-11, when what was then Bird Johnson added 35,000 s.f. of manufacturing and office space. The current application is to add onto an existing building while leaving the balance of the site unchanged. He also stated this will actually reduce the Rolls Royce traffic on Norfolk Street and Renmar Avenue. Mr. Macchi stated they submitted a technical report with regard to impervious cover on October 2, 2019 prepared by Eric Cordis, Narragansett Engineering, 3102 East Main Road, Portsmouth, RI.

Mr. Macchi stated the proposed addition, Building D, will be an expansion of Building #3 to allow the tear down of materials to be completely inside, covered storage of materials currently stored outside, and an area for the tear of certain large turbines and to perform measurements there. There will be a covered area for dumpsters and two large forklifts currently stored outside. No alterations are proposed to the remaining buildings on site. The proposed addition is necessary in order to ensure quality and enhance efficiency in the manufacturing process on site due to the work flow and the throughput system utilized by Rolls Royce to refurbish ship properties. Mr. Macchi discussed the applicability to the bylaw for both the special permit and site plan, the review criteria, the general site development standards and guidelines, general site development standards and guidelines and impervious coverage special permit. Mr. Macchi stated that Swan Pond hired Bill Buckley at Bay State Engineering to review the drainage and no problems were found. Also, given the nature of the governmental work this is a controlled site. All visitor parking is in the front and they get badged in. There are no changes to the Norfolk Street curb cuts and utilities will be underground. He stated that a lot of his presentation pertains to both the site plan and special permit.

Mr. Conroy read comments from the Zoning Board, Sewer and Water, Board of Health, Fire Department, Conservation Commission and Engineering. Mr. Balduf stated he is satisfied with the drainage. Mr. Cordis, Narragansett Engineering stated they added a couple of parking spaces as parking is tight. They are also moving the turning for the trucks and bringing it more onto the site. He explained how they improved the on-site drainage. He stated the run off is not being reduced, but is being put back into the aquifer. Don Fransen, Rolls Royce Business Operations stated they are doing their build and tear down in only one area as they want machining and measurement to be in the same building.

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Glenn Stewart, 38 MacDonald Circle stated his only question is the light poles and will they be the same as what is there now. Eric Cordis stated the parking lot poles will remain as they are now.

Mr. O'Leary stated he assumes there are some chemicals involved. Mr. Fransen stated the cleaning process is with mineral spirits. Mr. O'Leary questioned the hours of operation and asked if they will change. Mr. Fransen stated they work two shifts a day from 5:00 a.m. to midnight and don't anticipate that changing right now. Mr. O'Leary questioned truck traffic and Mr. Fransen stated that is almost always during the day shift. Ms. Abate asked if the solid waste is entirely under cover. Mr. Cordis explained the material storage. Ms. Abate questioned signage and Mr. Cordis stated there will be nothing new. Mr. Czachorowski asked if there will be any landscaping on the new parking spaces. Mr. Macchi stated this parking is only for employees and he would like anything waived that needs to be. Mr. Balduf stated he is not worried about drainage implications. Ms. Abate stated what you see from the street is very attractive and she is not opposed to waiving that. Mr. Czachorowski asked if the basins are wet or dry and Mr. Cordis responded they are dry. Mr. Czachorowski questioned the drainage flow and asked if it will increase. Mr. Cordis explained it to the board and stated it will actually decrease. Mr. Czachorowski questioned the administrative merger. Mr. Cordis stated there were two properties when Bird Johnson owned it. Mr. Macchi stated they could file an ANR but it is considered to be all one lot as it is under one ownership. Ms. Khatib asked if we are looking at two lots now and Mr. Macchi stated yes. Ms. Khatib asked that the building addition, parking, legal description of the property, WRPOD area 3, dimensions and area be added to the front page of the plans. Mr. Macchi stated they will go back and make sure that it is there. She would like signage details added also. Ms. Khatib questioned the use of toxic materials. Mr. Macchi stated that pre-dates everything and they are not willing to change anything as they are grandfathered in and it is not part of this application. Ms. Khatib stated you are in a WRPOD area. Mr. Macchi stated this is a grandfathered use. Ms. Khatib stated she is requesting to see the list. Mr. Cordis explained the traffic circulation as requested by Ms. Khatib. She would like that clearly shown on the plans along with adding and verifying the dimensions for stall and aisle parking. Mr. Cordis agreed. Ms. Khatib asked if there will be pavement markings in the loading and unloading areas and she also questioned the landscape plan. Mr. Cordis stated the trees are clear of the fire lane and will be planted more on the property line. Ms. Khatib asked that a note be put on the plans that the wetlands were confirmed by the Conservation Commission. Mr. Conroy stated he likes plan changes to be clouded.

Mr. Conroy continued these hearings to November 7, 2019 at 7:30 p.m. and 7:31 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 10:05 p.m.

Respectfully submitted: Catherine Turco-Abate, Clerk

Accepted 11/7/19