

## WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 17, 220

A regular meeting of the Planning Board was held on Thursday, September 17, 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; Katie Turco-Abate, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy called the meeting to order at 7:01 p.m.

**Minutes:** Ms. Abate moved to accept the minutes of August 6, 2020. Motion seconded by Mr. O'Leary and voted 5-0-0.

**Bristol Bros. subdivision:** Mr. Conroy moved to accept an extension of time up to and including April 30, 2021 as requested by the applicant's attorney, Jeffrey Tocchio. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing without testimony to March 4, 2021 at 7:15 p.m.

**New World Estates Preliminary:** Mr. Conroy moved to accept an extension of time up through and including October 30, 2020 as granted by Dan Merrikin, the applicant's engineer. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing without testimony to the board's next meeting. Mr. O'Leary requested the revised plans be corrected to show five lots instead of 7 as shown on the original filing.

**Echo Estates:** Mr. Conroy moved to set the bond for Echo Estates at \$184,000 as recommended by Mr. Balduf, Town Engineer. Motion seconded by Ms. Khatib and voted 5-0-0.

**Lost Brook Trail Subdivision:** Mr. Conroy moved to accept a Tripartite Agreement in the amount of \$94,000 as reviewed. Said Tripartite is between the Town of Walpole, Needham Bank and Mr. Greg Coras. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to endorse the Form I Release of Form F Covenant for Lots 1 and 2 Lost Brook Trail. Motion seconded by Ms. Abate and voted 5-0-0.

**26 Baker Street Final Bond Release:** Mr. Conroy moved to release the bond in it's' entirety for the 26 Baker Street subdivision as per recommendation of Carl Balduf, Town Engineer. Motion seconded Mr. O'Leary and voted 5-0-0.

**ANR – Foley, 130 Summer Street and Klotz, 4 Mulberry Lane:** Mr. Conroy moved to endorse an ANR plan of land as drawn by Glossa Engineering, 46 East Street, East Walpole, MA finding Form A in order and subdivision control not required. Motion seconded by Ms. Abate and voted 5-0-0 for property located at 130 Summer Street and 4 Mulberry Lane.

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 17, 2020 (2)

4 Mulberry Lane: The owner's title to the land is derived under deed from Dennis M. Crowley, III and Amber Crowley to Gregory and Kathryn Klotz, dated August 29, 2019 and recorded in Norfolk Registry of Deeds, Book 30374, Page 472.

130 Summer Street: The owner's title to the land is derived under deed from Bartley Foley, Jr. and Laura Jeffries to Bartley Foley, Jr. and Laura Jeffries, Trustee of the Doris Foley Trust dated January 25, 2002 and recorded in Norfolk Registry of Deeds, Book 16298, Page 170.

Said property is shown as Assessors' Map 56, Lot 49; Map 56, Lot 48, Map 56, Lot 51, Zoning District Residential B, WRPOD Area 3.

Planning Board endorsement is not a determination as to conformance with Zoning regulations.

**Town Meeting Article Discussion:** Ms. Abate stated she worries about appeals and feels we need to make the process moving forward fair for everyone. Not everyone knows how to ask a question on Zoom or knows how to use Zoom correctly. She wonders if Zoom is a fair way to go.

Mr. Czachorowski stated that based on town counsel, it will be better to have the hearings on Zoom. He feels we need to accommodate everyone. Mr. O'Leary stated he personally doesn't have a computer so he is not sure that is the way to proceed. Ms. Khatib stated that Mr. O'Leary could go into town hall and use a computer and have an internet connection there. There are concerns with access and she shares those concerns; however, town counsel says we can do it and gave us guidelines as to how to do it. As a board, she feels we should make sure we hear from everyone who has a comment. We can accept public comments through email as long as we don't close the hearing. This would give people additional time. Ms. Abate stated she talked to two attorneys and even their opinions differ. Mr. Conroy stated that town counsel focused on meetings and talked about the ZBA. She stated if we can't handle the crowd, things will be frozen and then we will have 45 days to act when the ban is lifted. Most comments come during a hearing as that is when the public will first hear about something, which is the purpose of a public hearing. Mr. Czachorowski agrees everyone doesn't have Zoom, but they can just call in. Also, there are two options: Zoom meeting and Zoom webinar. The ban could be in effect for another year. Mr. Conroy asked what is the rush. He feels we can wait until the Spring. Ms. Khatib stated we already are waiting. Mr. Conroy stated we could do this on Turco field. Mr. O'Leary stated we would need a big screen. Mr. Conroy stated that would be up to the town. Mr. O'Leary suggested that screens be set up throughout the school and Mr. Conroy stated we can't stop someone from coming into a meeting as they have a right to be there.

Ms. Abate asked if anyone asked town counsel if everyone can see the displays. Mr. Czachorowski stated we could try to post on the town's website. Mr. Conroy stated that a lot of

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 17, 2020 (3)

older people don't have a computer. If we are going to go forward, then he would like it at Turco field. He feels the meeting is either on the field or he says no.

Ms. Khatib listed the towns across the Commonwealth that are holding public hearings via Zoom or a webinar. Mr. Conroy stated no Zoom. He would like Turco field.

Mr. Conroy moved to have the public hearing for the town meeting articles at Turco Field. There was no second to this motion.

Mr. Conroy moved to hold the public hearing for the town meeting articles on Zoom. Motion seconded by Mr. Czachorowski and voted 2-3-0 (Conroy, Abate, O'Leary voted against the motion.)

Mr. Conroy moved to have the public hearing for the town meeting articles at Turco Field. Motion seconded by Mr. O'Leary and voted 3-1-1. (Ms. Khatib voted against the motion; Mr. Czachorowski abstained). Motion carried.

It was agreed to advertise the zoning articles in the Walpole Advocate for a meeting to be held at 7:00 p.m. on Turco Field on Wednesday, September 14<sup>th</sup> and September 15<sup>th</sup> in case we need to continue it. It was agreed to have the articles put on our Web page also.

Mr. Czachorowski asked that going forward the applicants provide the board with a PDF of their plans along with paper copies. Mr. Balduf didn't feel that would be a problem.

Regarding the October 1<sup>st</sup> meeting, Mr. Czachorowski stated he would like to call in, rather than be at the actual meeting.

Ms. Abate moved to adjourn. Motion seconded by Mr. Conroy and voted 5-0-0. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk

Approved: 10/1/2020