

## WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 20, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, September 20, 2018 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 (7:16 p.m.); Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, and Margaret Walker, Town Engineer.

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

**Minutes:** Mr. Conroy moved to approve the minutes of September 6, 2018. Motion seconded by Mr. Moraski and voted 4-0-0.

**ANR – Andrew Pelletier, 183 High Street:** Mr. Pelletier was represented by David Johnson, Norwood Engineering. He stated that Mr. Pelletier was granted a variance by the Board of Appeals and the ANR in front of the board will allow a 5' strip to be given to his neighbor so the abutter's driveway will be totally on her property. Ms. Walker reviewed the ANR plan and has no issues. Mr. Conroy moved to endorse the ANR plan entitled "Plan of Land of Andrew Pelletier, 183 High Street, Walpole" dated September 10, 2018 prepared by Norwood Engineering Company, Inc., 1410 Route 1, Norwood, MA finding Form A in order and subdivision control not required. Motion seconded by Mr. Moraski and voted 4-0-1 (Mr. Romeo abstained).

**Pine Acres Subdivision:** Mr. Conroy moved to set the bond for the Pine Acres Subdivision at \$153,000 as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Ms. Abate and voted 5-0-0.

**Lost Brook Trail Subdivision:** Mr. Conroy read a letter dated September 4, 2018 from Margaret Walker regarding the sewer connection for Lost Brook Trail subdivision. He stated we don't approve the sewer, but the subdivision documents will have to be revised to reflect any change in the sewer.

**Article 20 (proposed):** Mr. Conroy stated that this article doesn't concern the Planning Board. Mr. Moraski stated we will not be holding the public hearing as we don't consider it to be a zoning article. It was agreed to send this back to the Selectmen stating that town meeting cannot make this part of the zoning book without a public hearing.

**7:30 p.m. Canahome 763-765 Main Street, Case No. 18-01 Continued Hearing:** There was no one present to speak to this hearing. Mr. Conroy moved to deny Canahome Site Plan Approval, Case No. 18-01 due to the fact that the applicant failed to show up at the public hearing, he failed to produce additional revised drawings, and his latest extension of time was going to expire prior to the next Planning Board meeting. Motion seconded by Ms. Abate and voted 4-0-1 (Mr. Moraski abstained).

**Pinnacle Point Multifamily Subdivision Continued Hearing:** The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. He granted the board an extension of time up to and including December 31, 2018. Mr. Conroy moved to accept an extension of time up to and including December 31, 2018. Motion seconded by Ms. Khatib and voted 4-1-0 (Mr. Moraski voted

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in the negative). Mr. Conroy continued this hearing to November 15, 2018 at 7:31 p.m. as requested by Mr. Glossa on behalf of John Hasenjaeger.

**7:45 p.m. Rojo Carwash Site Plan Approval, Case No. 18-10, Route 1 and Pine Street; and,**

**7:46 p.m. Rojo Car Wash Special Permit, Case No. 18-11, Route 1 and Pine Street:** Mr. Conroy opened the public hearing and read the public hearing notices. The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Glossa stated that the applicant, John Shalbey, also owns the Dean Street Car Wash in Norwood and also another one in Norwood on Route 1 south by Everett Street. He stated that Mr. Shalbey has a Purchase and Sales Agreement on Parcel 54-22, which is the northeast corner of Route 1 and Pine Street, which is the only corner not developed. They have had one meeting with the Conservation Commission and some questions were raised by the Agent. School Meadow Brook is 200' away from this property and they are not proposing to alter any of that area. This property sits up 10-12' from Route 1. The proposal is to build a car wash with two curb cuts – one on Route 1 and one on Pine Street. This operation will be completely automatic with vacuums on site. All curb cuts are under the jurisdiction of MA Highway and Mr. Shalbey has already met with them. There is an above ground infiltration basin on site, but there is very little run-off in what is existing and what is being proposed. The requirement of the special permit is that the drainage would meet the stormwater management requirements. The soap will come in drums that will last about a year and will be stored and used in a special room that has a floor drain. None of the water will be leaving the building, but will go into a tank that reclaims the water where it will be treated and filtered and then reused. Even though it is hooked up to the town water supply, it will not use more than an ordinary household. The water will be pushed back into the building by blowers. There will always be an attendant on site. The cars will be pulled through by a conveyor. There will be a well but it is used for irrigation only. There will be toilets and sinks that will be pumped into a manhole with a small forced main.

Mr. Conroy read comments from the Conservation Commission, Board of Health, Board of Appeals, Sewer and Water and Ms. Walker. Mr. Glossa stated he met with both fire and police and they asked for some revisions. Ms. Walker questioned who would handle the peer review and Mr. Glossa stated he doesn't know. She stated she will check with Sewer and Water. Mr. Glossa stated that when it rains or snows, no water will be used. Mr. Conroy stated that peer review isn't under this board's jurisdiction. Mr. Moraski questioned the application and stated that John Shalbey signed the application as the owner. Mr. Glossa stated his signature as both applicant and owner is okay because of the P&S agreement. He will ask the owner to submit a letter stating they are satisfied with this. Mr. Moraski questioned the nine different soaps and asked if that list is complete. Mr. Glossa stated yes. He asked if any are hazardous and Mr. Glossa stated no and they will be stored in a building with a concrete wall. Mr. Moraski questioned the storage of the drums, asked why they requested a traffic waiver, and also he would like to know if there have been any accidents in this area in the last six months. He questioned the water usage figures given and asked if the figures were done on a yearly basis. Mr. Glossa stated yes and that is what it averages out to. Further, when you come in off Pine Street, there is only one way for traffic flow. Mr. Glossa stated you can't just go on site and vacuum your car. They have to use the car

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wash first. Mr. Moraski feels people will use this as a shortcut. Mr. Glossa stated that MA Highway picked this plan and they are comfortable with it.

Ms. Abate questioned the request for two exists, rather than just one on Pine Street. Mr. Glossa stated he wouldn't like to see the cars back up on Pine Street. Ms. Abate asked how many bays and Mr. Glossa stated one with three different lines to queue into it. He explained the process. Ms. Abate questioned the reason for the gates and asked why someone can't just use the vac system. Mr. Romeo also asked why they decided to limit the vac use. Mr. Glossa responded that he will ask Mr. Shalbey. The vacs are free, which may be why. Mr. Romeo questioned other chemicals on site. Mr. Glossa stated there are eight on the list. Mr. Romeo asked if there will be a detail area and Mr. Glossa stated no. This will strictly be an automatic carwash only. There is a way out so you wouldn't be trapped on the site. Ms. Khatib questioned the area being in Areas 3 and 4 on the application, but advertised as 2 and 3. Mr. Glossa stated they are mostly in Area 3, but will be using the entire site. Ms. Khatib asked Mr. Glossa to go over the impervious areas and he stated there is none there now. Ms. Khatib stated there seems to be an acre of impervious. She also questioned the vac area being in the open air and Mr. Glossa stated yes it is. She questioned the conveyor and Mr. Glossa stated it doesn't start until about 15' into the building. She asked Mr. Glossa to again explain the process and the filtering system, which he did. Ms. Khatib asked if they will be using 100% reclaimed water or will it be mixed with fresh water. Mr. Glossa stated it is all reclaimed water. Ms. Khatib asked if there is enough room on site for the vacuum spaces and trash bins. Mr. Glossa stated he will check with Mr. Shalbey. Ms. Khatib agrees with Mr. Moraski with regard to the movement throughout the site and would like more of a separation between the site and Route 1. She doesn't think cars should be allowed back onto Pine Street. They can either go to the vacuum site or leave via Route 1. Mr. Romeo suggested strategically placed cones and arrows. Ms. Khatib asked Mr. Glossa to convince us why you can turn left onto Pine Street. She also questioned the snow storage area and feels they are in an awkward area. Mr. Glossa stated the snow should drain out through the system. Winter is the biggest time for a car wash. Ms. Khatib just wants it to be sufficient and accessible.

Mr. Conroy questioned WRPOD area also. He asked the speed of the cars as they go through and Mr. Glossa didn't know. Mr. Conroy stated he looks at this like Dunkin Donuts and wants to make sure the capacity is there for coming out. He also questioned the queueing coming out. He questioned how much time between cars. Mr. Glossa stated he will ask Mr. Shalbey. Mr. Moraski asked what kind of an alert system for using the vacuums and will there be signage stating that they are for car wash customers only. Mr. Glossa stated he will again check with Mr. Shalbey on that. Mr. Conroy questioned what opens the gate. We need to see how this whole thing works. Mr. Moraski stated this is the only car wash between here and 495 and we don't want the traffic backing up on Route 1 or Pine Street. Mr. Conroy asked that they also prove they have enough vacs as there needs to be a balance. You can control the car wash speed, but not the speed of a vacuum. Ms. Abate asked if this will be operational when no attendant is present and Mr. Glossa stated no. She questioned the signage. Mr. Glossa stated that Mr. Shalbey has been working with a sign company and he will get that information for the board.

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Ray \_\_\_\_\_, Norwood, MA and President of Friends of Adams Farm stated that the 1350 North Street hearing was scheduled for 8:00 p.m. and it is well after that time now. Mr. Conroy stated that hearing will be held after this one.

Dave Meithy, 17 Whiting Avenue stated there are a lot of accidents on both sides of Pine Street and asked the hours of operation. Mr. Glossa stated he will find out. Mr. Meithy also questioned the water coming from underneath the cars as it will freeze and there is a U-turn for the ice rink in the area. He questioned the security and also stated his major concern is the safety of the kids. There is a visual problem there and people run the red light. Mr. Moraski feels Mr. Meithy brought up a good point about the ice and asked which ice melt can be used in the aquifer area. Mr. Glossa stated this board, under the special permit, can have him use an environmentally friendly ice melt. This system is not the same as the other Rojo's. Mr. Conroy stated we will need to know the hours of operation and what is considered peak time. Maybe there will be blowers under the cars that will address the water problems. We do have a lighting plan, but we need the decibel levels of the blowers. He also questioned the school bus stop. Mr. Meithy stated it is right at the bottom of where the entrance is proposed on Pine Street and there are at least thirty kids at that stop. Mr. Glossa stated that is where MA Highway told them to put it. Mr. Conroy stated we need to know the anticipated number of vehicles at any given time. Mr. Romeo would like a traffic study. Mr. Conroy questioned the scenic road.

Angelo Anello, 8 Cranberry Lane, questioned the hours for a self-service car wash. Mr. Conroy stated that is not before us. Mr. Anello stated he lives just past Hilltop Drive and there is also an over 55 development in the area. There should be an entrance/exit on Route 1 only.

Pat Straccia, 12 Ganawattee stated that corner is a quirky intersection with trucks and cars. He feels this will create traffic, confusion, and a log jam because of the bus stop plus this is a scenic road. He asked where the snow will go as the road is very narrow. This is a terrible location.

Mr. Glossa asked if the board wants a traffic study. Mr. Conroy asked who would review the recycled water and Ms. Walker stated the Board of Health. Mr. Glossa stated that the stormwater management needs to meet the DEP standards. Mr. Romeo stated he feels the system can do what it says it can do. Mr. Glossa stated this will not be the same as the one in Norwood.

Mr. Glossa granted the board an extension of time up to and including December 31, 2018. Mr. Conroy moved to accept an extension of time up to and including December 31, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to November 1, 2018 at 7:40 p.m.

**9:21 p.m. 100 Rustic Road, 2-Lot subdivision Continued Hearing:** Mr. Conroy stated we have nothing new with regard to this filing and no one is present to speak to this. Mr. Conroy moved to deny this application for those reasons. Motion seconded by Mr. Moraski and voted 5-0-0.

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**9:25 p.m. 1350 North Street, Case No. 18-5, Continued Hearing:** Mr. Conroy opened the hearing. He stated that both the Traffic Study and an opinion from Town Counsel were both just received today.

Also, we would like town counsel to attend the future hearing when we discuss traffic. Mr. Glossa stated he doesn't have anything to present tonight. He met with Bob LeBlanc, Tree Warden, and they will be filing a scenic road hearing request. Mr. Moraski asked for the status of the septic tank design. Mr. Glossa stated the plan will be submitted to the Board of Health shortly and they don't anticipate any issue with it. Mr. Moraski asked if the leaching field goes out into the back yard and Mr. Glossa stated yes. Mr. Moraski asked if the State will allow a play yard on top of it and Mr. Glossa stated there is no reason why that can't be done. Regarding the stone wall, Mr. Conroy stated they are not entitled to another entrance through the wall. Mr. Glossa stated okay. Mr. Conroy stated that busses that should be a factor in the traffic study.

Ray \_\_\_\_, President of Friends of Adams Farm, 44 Wheelock Avenue, Norwood stated he doesn't find anything funny about children playing on a leaching field. Mr. Glossa stated there is no plan for children to play on a cesspool.

Sue Shockett, 1340 North Street questioned the traffic report and stated that anything prepared prior to September 11 will not reflect today's regular weekday traffic.

Mr. Allen abruptly approached the podium without being recognized by the chairman. Mr. Conroy reprimanded him for his confrontational behavior.

Nancy Berkeley, 1326 Old North Street stated she left for work at 7:50 this morning and traffic was stopped all the way toward Route 109 and she had to go by the Fish & Game through Norwood because of that.

Trish Barajas, 1400 North Street stated that traffic has definitely picked up. She backs into her driveway, but has to ask people to allow her to make the turn toward Norwood.

David Allen, 1350 North Street stated he has spoken with Sam Obar and the Historical Commission. He stated there are no cash buyers for this property and he is in the process of waiting for the 6-month time frame as mandated by the Historical Commission. He expects to be treated fairly like the other child care centers that have gone in. Mr. Conroy stated we have to deal with the site plan that is before us.

Sue Shockett, 1340 North Street feels she needs to speak to her integrity.

Charles Hayes, 1354 North Street got up to speak and then stated he will bite his tongue and sat down.

Mr. Conroy moved to accept an extension of time up to and including October 31, 2018 as granted by John Glossa, Glossa Engineering on behalf of the applicant. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued the hearing to October 18, 2018 at 7:15 p.m.

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Mr. Glossa stated he would like the Scenic Road hearing held that night also. Ms. Walker stated the peer review will be ready on October 18<sup>th</sup> also.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 5-0-0. The meeting adjourned at 9:55 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 10/18/18