

## WALPOLE PLANNING BOARD MINUTES OF DECEMBER 19, 2013

A regular meeting of the Walpole Planning Board was held on Thursday, December 19, 2013 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: Richard Nottebart, Chairman; Edward Forsberg, Vice Chairman; John Murtagh, Clerk; John Conroy, and Margaret Walker, Town Engineer.

**High Oaks IV Lot 115:** Mr. Nottebart stated he wants to write a letter and put this back to Mr. Gallivan and the Selectmen. Mr. Conroy stated it has to be proven who owns Lot 115 before a price is set on it. The board agreed that Mr. Nottebart will write a letter to the Selectmen.

**Minutes:** Mr. Nottebart moved to accept the minutes of November 21, 2013. Motion seconded by Mr. Murtagh and voted 4-0-0.

**7:15 p.m. Prime Acura, Site Plan Approval, Case No. 13-9 Continued Hearing:** Mr. McGovern, Prime Auto asked that this hearing be continued and granted the board an extension of time to March 28, 2014 as per an email dated December 17, 2013. Mr. Nottebart moved to accept an extension of time up to and including March 28, 2014 as per request of Matt McGovern. Motion seconded by Mr. Forsberg and voted 4-0-0. Mr. Nottebart moved to continue this hearing to February 6, 2014 at 8:00 p.m. per a request from Matt McGovern. Motion seconded by Mr. Murtagh and voted 4-0-0.

**Niden Woods Endorsement:** Mr. Nottebart moved to endorse a plan showing a modification to the Niden Woods subdivision and as reviewed by the town engineer. Motion seconded by Mr. Murtagh and voted 4-0-0. Dan Merrikin took the endorsed plan and will return four copies to the office.

**7:30 p.m. Niden Woods Residents' Hearing:** Mr. Nottebart read the public hearing notice. Ms. Walker stated she is okay with everything that needed to be done and recommended the bond be released in its entirety. There were no comments from the public. Mr. Forsberg questioned a street light at the top of the subdivision near High Plain Street. Mr. Merrikin stated they put a mast on the pole. The tree warden is okay with releasing the bond.

Mr. Nottebart moved to close the public hearing. Motion seconded by Mr. Murtagh and voted 4-0-0. Mr. Nottebart moved to release the subdivision bond and the off site bond entirely and to proceed with the street acceptance process as per recommendation of the town engineer. Motion seconded by Mr. Murtagh and voted 4-0-0.

**Millbrook Avenue Street Acceptance:** Ms. Walker stated that Jack Walsh has requested street acceptance, but there are two different plans and he is referring to an old station. She asked if he needs to do another request using the correct stations. Also, can he do this with the High Oaks outstanding issues. Mr. Forsberg asked her to send a letter after the holidays asking for the correct stations. Ms. Walker agreed.

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**Tall Pines Subdivision:** Ms. Walker stated that Rick Merrikin told her the circle doesn't fit on one of the lots in the Tall Pines subdivision. Mr. Conroy stated we can't sign the plans as that means one of the lots is not legal. Mr. Merrikin had represented to the board that all the lots were legal, and now we find out that is incorrect. Therefore, we cannot sign the plans as submitted.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 2/6/14