

WALPOLE PLANNING BOARD MINUTES OF JANUARY 8, 2015

A regular meeting of the Walpole Planning Board was held on Thursday, January 8, 2015 at 7:00 p.m. in the main meeting room at town hall. The following members were present: John Conroy, Chairman; Richard Mazzocca, Vice Chairman; John Murtagh, Clerk; Edward Forsberg, Richard Nottebart, and Margaret Walker, Town Engineer.

Beatty, Chestnut and Washington Street: Mr. Conroy moved to endorse the site plan for Case No. 12-5 as requested by Dan Merrikin, Merrikin Engineering. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy moved to grant a two-year extension for the completion of the project up to and including January 8, 2017 as requested by Mr. Merrikin. Motion seconded by Mr. Nottebart and voted 5-0-0.

Wayne Feiden, Consultant: Mr. Conroy moved to pay an invoice in the amount of \$1410.88 as submitted by Mr. Feiden. Motion seconded by Mr. Nottebart and voted 5-0-0.

Marini, 1429 Main Street complaint: Mr. Conroy stated the appeal period is not up yet. The abutters stated they were told that Mr. Marini would not clear the back lot, only the front lot, but he cleared it all. They can now see all the way to Main Street. Mr. Forsberg stated the trees have been cut all the way to the property line and he questioned if they belong to the abutters or Mr. Marini. He feels Mr. Marini should have left a 50' buffer and he didn't. The clearing was done illegally as no permits are in place. Also, the Building Inspector is upset with this. Mr. Conroy stated Mr. Marini came before us and got an approval for a plan. The plan shows "x", but he did "x,x,x". He has gone beyond what was approved and he started the work before the appeals process was up. He understands the complaint of the neighbors, but he is not sure what the procedure is from this point. He would like town counsel to tell us what our position should be and how we should proceed from here.

Mr. Nottebart moved that we send a letter to town counsel for guidance as to how we should proceed and also how does this affect plan endorsement. Motion seconded by Mr. Conroy and voted 5-0-0. Mr. Conroy stated this has never happened before that he can remember. Mr. Marini has gone beyond what he was supposed to do. He put this on the board's January 22 agenda.

7:37 p.m. Twins Realty Trust, Case No. 14-17 Site Plan Approval

7:38 p.m. Twins Realty Trust, Case No. 14-18 Special Permit: Mr. Conroy read the public hearing notices and explained the process to the abutters. The applicant was represented by Atty. Gerald Blair, 2 Commercial Street, Sharon, MA. He stated the application was filed under Section 12-C-III-4 and asked that both applications be treated as one moving forward. The design engineer, John Glossa, was present and Jack Gillon, Traffic Engineer was present to discuss the site distance.

John Glossa, 46 East Street described the site. His plans show the existing building which is located at the end of Old Post Road at the end of Common Street, which doesn't meet the current zoning. He stated the area is all open across the front with no curb cut. Some of the present uses are Brookline Movers, an arcade business that sells and services games and a sign manufacturing

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company, a second hand kitchen equipment company and offices. There is a warehouse and office space building which is 2/5 in Sharon and 3/5 in Walpole and owned by Charlie Zarba. Across the street is McMorgan's Pub and the Sharon Motel all situated on boundary line between Sharon and Walpole. The road right of way is also the town line all which presents challenges. Sharon is waiting to see what Walpole does with this. He has talked to Sharon's town engineer, Peter O'Cain. They also abut a residential district. The only direct abutter is 695 Common Street. This area is also in the WRPOD. The use is allowed, but the underlying use requires a special permit. The lot is fairly flat from front to back. The building is presently on cesspool and not connected to public sewer. The Sewer and Water Commission think there is a 3/4" line that feeds this building, which will not be adequate for what is being proposed. The applicant would like to construct two buildings, a Dunkin Donuts consisting of 3,000 s.f. being one of them. The other building will be a single retail use, like a CVS or similar. There is no tenant at this time however. The two buildings meet the zoning requirements for side and front and rear setbacks. The Boston Edison high tension lines are a little on this property, but mostly on the abutting property. Seventy-one parking spaces are required and they are proposing 98 between the two buildings. This is two separate lots and Sharon will address the curb cut. They are working on moving the centerline of the road, but Jack Gillon will speak to that issue. Mr. Glossa explained how the sewer will run across the property and that they will leave a stub for Charlie Zarba.

Regarding the water main, this is a 6" main per Rick Mattson, Superintendent of the Water Department. They are presently replacing the main between Morningside Drive and heading down to Washington Street. They are proposing to replace the other side of Morningside Drive with an 8" pipe and a hydrant. One building requires fire protection services, but the other doesn't. They will have to bring the grades up to make it a cone shape and there will be catch basins on site. They will replicate what is happening in nature by putting in underground infiltration basins. Mr. Glossa discussed the benefits of the project including aesthetics, tax revenue, water distribution, sewage disposal, aquifer, and traffic. Right now it is completely wide open, but in the future the current requirements will be met with increased lane widths and curb cuts. The benefits are numerous.

Mr. Conroy stated we have an existing building in an area in Zone 1 and our bylaw does allow this. They are seeking to tear down and put in something else. Mr. Glossa agreed. Mr. Conroy stated we need to know what the benefits of allowing what you want here would be. He asked Mr. Glossa to provide that in writing. A positive for the special permit is that you are bringing everything up to the 21st century.

Mr. Conroy read comments from the Fire Department, Conservation Commission, ZBA, Board of Health, Police, Sewer and Water and Wane Feiden. Mr. Glossa stated the latest plans are dated October 22, 2014. They will also work out the curb cut with the Walpole Safety Officer. Further, the extension of the sidewalk will be limited. Where Old Post Road and Common Street meet, there is only 3' of road right of way. He will make sure the Wayne Feiden gets a copy of the smaller new plans.

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Ms. Walker stated that from her viewpoint, the most important thing is the curb cut and traffic. She feels they need to do a by-pass lane on Old Post Road. She respects Mr. Gillon, but feels this board need to request a peer review on this.

Mr. Mazzocca asked for a quick summary from Mr. Gillon. Mr. Gillon stated they want a by-pass lane rather than a designated left hand lane, which they are now working on. He recited his credentials for the board. He stated he has studied Old Post Road and Route 1 and also Morningside Drive. He discussed the deliveries in the area. He stated the average cue will be twelve vehicles, but 95% of the time it will be less than that. They have the capacity to accommodate 23 vehicles. Mr. Glossa stated he would like to work with Mr. Gillon and present their findings to the board. Mr. Conroy stated he wants to make sure that they talk to Sharon also. Mr. Forsberg thinks we need to do a by-pass turning lane. He agrees with the Police Department regarding the westerly entrance. He also thinks the traffic pattern around the building is too busy. He questioned snow storage and doesn't want it to run into the abutting properties. Mr. Glossa agreed with that. Mr. Forsberg feels there is an issue on the westerly boundary line. Mr. Glossa stated that everything is 40' away and will show it on the plan. It is not their easement, it is the Edison buffer.

Ms. Walker asked how long has the easement been there and Mr. Glossa doesn't know, but will find out. Mr. Conroy stated they can't control the easement. Mr. Glossa stated he is bound by what was required when he did the easement. Mr. Forsberg stated he would like a stop line coming out onto Old Post Road. Mr. Nottebart feels that by working with the traffic consultant and our town engineer all issues will be addressed. He would like to see a good landscape plan that considers the traffic flow. Mr. Glossa stated he will do the lane width as required by the current standards. Mr. Murtagh stated he was at the site today and it is a dump. He stated the present building is 21,000 s.f. and the new will be 15,900 s.f. When the building is demolished, there will be better sight distance. Mr. Glossa stated you might have 250' sight distance, but he can't guarantee anything because of the abutter. They have 175' at the location, but they will provide warning signs stating there is a sharp curve and it should be 25 m.p.h. This area doesn't meet the dimensional requirements of today. Mr. Murtagh stated this is Area 1, so you need to demonstrate to us this is a better and cleaner use here. Mr. Glossa stated getting rid of the cesspools will make it better. Mr. Murtagh feels a sketch plan would be helpful. Mr. Glossa will provide a list of what will be stored in this area and suggested that a condition be they have to come back here if there is any change. Mr. Murtagh agrees with Mr. Nottebart requesting a landscape plan. Mr. Conroy stated they have to put in a sidewalk or he will say no to this. There has to be one there. Mr. Glossa stated that right now it ends at the abutter's driveway. Mr. Conroy stated this will be similar to Big Y which works well. He would like to see the percentage of impervious cover comparing what is there now and what is proposed. We need a Profession Land Surveyor stamp and landscape architect. Mr. Glossa agreed. Mr. Forsberg asked them to confer with the police department with regard to crosswalks. Mr. Glossa stated that on the McMorgan side, they will do what is required with a handicap ramp.

Mr. Conroy as for public comments.

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Frank Orlandi, 681 Common Street stated he has been there since 1977. He stated this building is beat up and feels they are spot on with regard to the traffic. He is also a recently retired fireman and feels this place is presently a hazard and any improvement would be good. This intersection is being developed more and more over the years. The Irish Pub is jammed every night and also there is a proposed apartment complex further down Old Post Road. This area is very dangerous and very narrow at the corner. There is no traffic from the old white building and there will be a lot more with the new building. He is hooked up to sewer and can't believe this building isn't. He will be happy they will be hooking up. His major concern is the corner. It is always a mess near Route 1. He is not sure how this will work, but feels the corner has to be dealt with. He feels this road needs to be widened to two lanes on each side. It is very confusing here. Mr. Conroy thinks Mr. Glossa might want to talk to Sharon about this area.

There were no further questions. Mr. Conroy continued this hearing to February 19, 2015 at 7:30 p.m. and 7:31 p.m.

9:10 p.m. Al Marhama Islamic Cemetery Continued Hearing, Case No. 14-11: The applicant was represented by Christian Farland, Thompson Farland Engineering. Mr. Conroy read comments from town counsel who stated there is a requirement for a special permit in any WRPOD. One issue is because we are now in January, the notice to abutters changes. He is not sure what that changes and will ask town counsel. He asked Mr. Farland if he understands the need for a special permit and Mr. Farland stated he is not sure they do need a special permit. Mr. Conroy stated they need to document to the board why they think they don't need a special permit. Mr. Farland stated he is disappointed they are just hearing about town counsel's opinion tonight. Mr. Conroy stated all hearings were continued and town counsel's opinion was in the folder.

Mr. Farland stated that since the last public hearing they are now requiring more information because this is in WRPOD 3. They have worked hard to address these concerns and since then they have provided a report from Sage Environmental stating there is no threat to the public water supply. They have filed and received approval from DEP for this use. This use was also approved in 2009 in Wayland. That area was in their Zone 2. He met with the town engineer many times and revised the plans accordingly. Her comments have been addressed. They received a letter from Sewer & Water requesting additional soil testing be done on this site. They have also done test borings. They also have set up a meeting scheduled for the end of this month with the Board of Health. It has been five months since they first met but the plans have not been changed much at all, which shows they were engineered properly from the beginning. DEP stated this proposed project doesn't pose a threat to the water supply. They will file for a special permit if they have to. Mr. Conroy questioned if they have done the test pits as required for the Sewer and Water Commission. Ms. Walker stated the town didn't monitor the tests because they were not noticed until the day before. Mr. Conroy read comments that were received on the revised plans from Board of Health, ZBA, Police, Fire, Sewer and Water, and Wayne Feiden. Mr. Farland would like a copy of the comments received. Mr. Conroy stated he just needs to come into the office and get a copy. Ms. Walker read her comments. She stated she needs to look at the soil data that was received today.

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Mr. Farland stated they are working with DEP. Ms. Walker asked if they have talked to MA Highway and they will need something in writing from them for the board. Mr. Farland stated yes, he talked with John Yuber. Mr. Mazzocca questioned the open space and asked if this will be all lawn and Mr. Farland stated yes with a gravel roadway around it. Mr. Mazzocca asked if the lots are laid out beforehand and Mr. Farland stated no. There will be an average of one burial per week so it will be sixty years before the whole place is filled up. Mr. Mazzocca asked if there is only one structure and Mr. Farland stated yes a small one. Mr. Mazzocca questioned the parking area. Mr. Farland stated it will be asphalt, no lighting, and proposed 6' stockade fencing along the entire front on Route 1. Mr. Mazzocca asked if there will be any buffer issues and Mr. Farland stated no. Mr. Mazzocca asked if this will be 100' from the wetlands and Mr. Farland stated most of the work is outside the 100' buffer with some grading. The Conservation Commission has signed off. Mr. Mazzocca asked when they met with them and Mr. Farland stated September. Also, originally the Board of Health had no comment, but then they asked for additional comment. Mr. Forsberg questioned the dumpster and Mr. Farland stated it will be a small roll off that will be stored inside the garage. Mr. Forsberg questioned the lighting. Mr. Farland stated that there will be emergency lighting on the building. Mr. Forsberg stated it needs to be shielded. He questioned the pavement and snow storage and would like that shown on the plan. Mr. Nottebart questioned the retaining wall in the back and asked what the material is made of. Mr. Farland stated there is no retaining wall with just a 2-1 slope. Mr. Nottebart asked if it a reasonable drop and Mr. Farland stated it was about 8'. Mr. Nottebart questioned the wetlands to the north and asked if there is a barrier to keep that from washing into the wetlands. Mr. Farland stated everything is graded away from the wetlands. Mr. Nottebart questioned screening from Route 1 and asked what kind of signage will be on Route 1. Mr. Farland stated nothing proposed yet. Mr. Nottebart questioned the level of the groundwater. Mr. Farland stated that Wesson & Samson did three required test borings and went down about 17' and they support the data that they already had. Mr. Nottebart asked if they share plots throughout the site and Mr. Farland stated they will work area by area. Mr. Nottebart stated he needs assurance that nothing will get into our water supply. He has read the Sage report. Mr. Farland stated that Wesson & Samson is preparing a letter that we didn't have yet.

Mr. Murtagh stated he would like something regarding infectious diseases as that has not been addressed yet. He questioned the green burial, vaults and embalming. He asked if they will be embalming. Mr. Farland stated the Green Burial Counsel disagrees with that. The Sage letter stated that any disease is out a body within 24 hours. Mr. Murtagh doesn't agree. He would like someone from Mass General supply the board with information regarding infectious diseases. He questioned the testing that took place and asked if the town observed. Ms. Walker stated no she didn't hear about it in time to fit it into her schedule. Mr. Farland stated they are on the Board of Health agenda for January 27. Mr. Murtagh stated the aquifer is his major concern. Mr. Conroy stated the Sage letter doesn't talk about Walpole. Whatever happened in Wayland doesn't matter to us. They used Zone 1 and 2 if required, but DEP goes beyond that.

Mr. Conroy stated that Corporate needs to give us something in writing stating it is okay for Mr. Farland to represent them. Mr. Farland stated he has that. Mr. Conroy stated he has seen three sets of plans and none of them have Page 6 included in the sets. Mr. Farland stated that page

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goes to the Board of Health. Mr. Conroy stated that needs to be part of our plans. That will be a modification and Mr. Farland stated he knows. Mr. Conroy asked how many spaces and Mr. Farland stated 3300. Mr. Conroy stated they need a PLS stamp and Mr. Farland agreed. Mr. Conroy questioned Page 3 and asked if their frontage is on Route 1. Mr. Farland stated no it is Fox Hill Road. Mr. Conroy asked their legal address and Mr. Farland stated they don't have one yet. Mr. Conroy questioned the parking and Mr. Farland stated a condition could be 50' back. Mr. Conroy stated the whole lot is 129,000 s.f.; 25% between what you have with wetlands and your building and lots and you are left with 75%. The average grave site is 4'x7'. He asked what would be the depth and Mr. Farland stated approximately 4'. Mr. Conroy asked if there are burial markers and Mr. Farland stated it is flat. Mr. Conroy stated he doesn't think there is enough room to put in 3300 spaces as they can't disturb another plot. He stated they need to show it can be done. We need to see what is practical and how you intend to do it. He questioned the gravel road. Mr. Farland stated it was requested by the Conservation Commission as it limited the run-off. Mr. Conroy stated he is concerned about if it needs to be paved as it will get muddy. Also, this isn't under the jurisdiction of the Conservation Commission. A gravel road doesn't make sense. Mr. Conroy asked if the Conservation Commission gave them any direction with silt run-off in their order of conditions and Mr. Farland stated there is nothing in there about that. Mr. Conroy stated that needs to be addressed. He also questioned curbing out to Fox Hill Drive and also questioned the guard rail. He asked if it is temporary or permanent. Mr. Farland stated temporary. Mr. Conroy asked them to label it as such. He questioned the basin along Route 1 and stated it doesn't go anywhere other than Route 1 and Mr. Farland stated that is correct. Mr. Conroy stated these plans should reflect what the contractor is going to do and also a landscape architect is needed. Mr. Farland asked if a Landscape Architect needs to stamp the plan and Mr. Conroy stated yes. He also asked that the roundings be shown on the plan. Mr. Farland stated that is noted. Mr. Walker asked what kind of curb and Mr. Farland stated Cape Cod berm. Ms. Walker stated that usually the roundings are vertical granite and Mr. Farland stated okay. Mr. Conroy questioned the grass area and stated that none is proposed in the middle of the cemetery and Mr. Farland stated that is correct. Mr. Conroy asked if they are going to irrigate and hope there is no erosion. Mr. Farland stated that is correct. Mr. Conroy stated we would like a detail on how you are going to hook them to the edge. Mr. Farland stated it is not to scale. Mr. Conroy questioned the test pit locations. Mr. Farland stated the ones up top are where the septic will go and the bottom ones are in the location of the basin area. Mr. Conroy feels they are shedding water back onto the Cook property. Mr. Farland stated that is not correct. Mr. Conroy stated that right now it sheds from Cook's down and Mr. Farland disagreed. Mr. Conroy asked Ms. Walker to verify this and she agreed. Mr. Conroy also asked them to contact the Building Inspector to address the street address. Mr. Nottebart asked if their counsel changed and Mr. Farland stated different person but same firm. Mr. Conroy asked them to clear up all the questions by meeting with Ms. Walker.

Mr. Conroy asked for public comments.

Atty. Gerald Blair, 2 Commercial Street, Sharon, MA is representing two abutters: Saratoga House, LLC, 2 Fox Hill Road and Cook Family Trust, 2022 Route 1. He also has Mr. Penney with him tonight. Atty. Blair stated that 160 years ago there was a ruling as to where a cemetery

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can go. In a green burial, there is no embalming and a cemetery is not a use by right. It has to be approved in writing by the town and the Board of Health. The statute goes back 100 years and is still law. The applicant has to go to the Board of Health and they will hold a public hearing after providing notice to interested parties and then they need to approve or deny the cemetery in the place it is being proposed. After telling the town in writing the town must approve it. Section 34 of Ch 114 states “ **Except in the case of the erection or use of a tomb on private land for the exclusive use of the family of the owner, no land, other than that already so used or appropriated, shall be used for burial, unless by permission of the town or of the mayor and aldermen of the city in which the same lies; but no such permission shall be given until the location of the lands intended for such use has been approved in writing by the board of health of the town where the lands are situated after notice to all persons interested and a hearing; and the board of health, upon approval of the use of any lands either for new cemeteries or for the extension of existing cemeteries, shall include in the records of the said board a description of such lands sufficient for their identification....**”.

Even in 1909, they knew there were health and safety concerns by decomposing bodies is paramount in allowing cemeteries. The Board of Health and town meeting have not approved this yet. Therefore, a cemetery cannot be at this location.

The DEP letter of September 11, 2014 and the plans originally dated June 26, 2014 didn't reference the WRPOD. The town has the right to be more stringent with its concerns within the WRPOD. You can't dispose or treat hazardous waste in the WRPOD. Nothing can be buried within 850' of a well and there is a well only 250' away. We are a sole source aquifer and we have to protect our water. They need to be held accountable to our standards, not us to their standards. This is an Area 3 Recharge Area. This application should be denied. They have not received written approval from the Board of Health or a positive vote from town meeting. This is a prohibited use in the WRPOD. The DIS was not signed by an engineer, which may be an oversight. The application also asked if the property was in the WRPOD and the answer was no which is inaccurate. Section 43-A states an application must be done by a non-profit corporation. The applicant is not licensed as an entity at all in the State. There is no notice to this board that this is under new ownership. It was Fox Hill Drive, LLC.

Atty. Blair submitted a brief and asked the board to allow Mr. Penney to speak.

Mr. Kratochwill, 11 Conifer Drive asked if his 11 year old son could speak as it is getting late and tomorrow is a school day.

Graham Kratochwill, 11 Conifer Drive stated if this comes into effect, it will affect me and my kids. It will affect the kids of this generation and will make a lot of people sick. It will be in the town's drinking water supply and doesn't think this should be allowed.

Ralph Penney stated he is a registered engineer in Massachusetts and has worked with groundwater contaminants since 1991. This site is contaminated. He hasn't done a lot of work in cemeteries, but encourages the board to go on the internet and do some research. He has

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worked with Mr. Cook on his property and has done a 21E. Mr. Conroy stated that in September, DEP was based upon their criteria. Mr. Penney stated the town can be more stringent than DEP. Atty. Blair submitted some photographs.

Bill Hamilton, 45 Eldor Drive submitted a statement for the board to read. He stated these are areas 1, 2, 3 and doesn't think that DEP understands this is in Area 3, not a recharge area. They are not operating under the correct information. Also, a cemetery will allow family members to re-use a plot after several years. Mr. Farland stated that is not true. Mr. Hamilton stated Ebola lives in a body even after death for several years. Pondville Hospital had an infectious disease incinerator. Infectious disease can be dangerous. He doesn't want this to go forward in our aquifer.

Mike Doyle, 20 Redgate Road stated he is a licensed embalmer for Massachusetts. He spoke with Kate Calnan from the Green Burial council and she said it is not uncommon for green burials not to allow infectious burials in Massachusetts. Until we can have concrete information on the life span of a virus, this can't go anywhere. Mr. Farland mentioned 24 hours as the span of a virus, not true.

John Couby, 2250 Providence Highway stated he moved in mid-July and the ground water was only 30" deep. His sump pump runs continually in the spring and summer. Their property is not much higher than theirs. He doesn't know how they got their groundwater figures. That is concern with burying bodies. He feels there should be a membrane to catch whatever spills out. He thought plots were supposed to be 6' deep. Mr. Conroy stated he doesn't know.

Al Marhama stated it is a minimum of 4'. It can go deeper but not less than 4'.

Mr. Couby stated he thought they had to be entombed.

Marianne Forester, 22 Washington Green questioned the green. She said if you put a shovel in the ground you need haybales to protect the water.

Larry Webb, 190 Indian Drive questioned one body to a grave. How do we know they are not going lower. Will someone be there to check that it will be 4'.

Andy Graham, 9 Redgate Road stated he is representing several hundred people in the town who are against this green cemetery. He stated to Mr. Farland that the Sewer and Water asked for more testing and you went ahead and did that. What time of year was that done? Mr. Farland stated the testing was required by the Sewer and Water and they required their own consultant to be on site. The town hired that consultant. Mr. Graham asked if the results are going to be public and Mr. Farland stated absolutely. There was groundwater at 13 1/2' and was done in December. Mr. Couby stated his was done in June.

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Mr. Conroy stated there are two issues. In front of us is a request for site plan approval and he feels they have a handle on what they need to do. Regarding the special permit, they will give us something on why they don't need a special permit hearing and we will forward it to town counsel. Mr. Farland agreed. Mr. Conroy stated one is independent from the other. Mr. Farland asked if they can run concurrently and the board can proceed with the site plan approval. Mr. Conroy stated he will check with town counsel on that.

Mr. Conroy made the following comments:

- He asked Mr. Farland about a vote that allowed the person to sign the application. He said this is his second request for this information. Mr. Farland stated he will submit it.
- He asked if there is a change in ownership and Mr. Farland stated they own it.
- Mr. Conroy questioned the plans stating that no plan filed has a page 6. Mr. Farland stated he will get us that.
- Mr. Conroy asked for clarification on the number of lots, 3400 or 3300. Mr. Farland stated 3300.
- Mr. Conroy stated we asked our town counsel her opinion as to whether the applicant needs to file for a special permit as this location is in the WRPOD. Her response was yes. Mr. Conroy stated the applicant will also need to file for a new updated abutters list as the town updates its records on January 1st every year. Mr. Farland stated he doesn't believe they need a special permit and will submit documentation regarding same.
- Mr. Conroy stated they need the plans stamped by a Professional Land Surveyor and Mr. Farland agreed to do that.
- Mr. Conroy feels the frontage must be determined. The setbacks are 50' in the front, 40' to the side and 25' to the back. He stated that the burial plots are part of the site. The front burial is in 50' and the side burial is in 40' and the rear access drive is bisected.
- Mr. Conroy stated the applicant needs to give us the layout and size of the plots and the actual s.f. of land to be used. He asked if there will be grave markers and Mr. Farland stated they use just small markers.
- Due to the size of the plots, which is approximately 28 s.f. each or 4'x7', he asked how they can dig without disturbing the next one. Mr. Farland stated he will provide that information to the board.
- Mr. Conroy stated that we will require all roads and access ways to be paved.
- He asked if this is the same plan that was approved by the Conservation Commission. Mr. Farland stated no, this one is different.
- Mr. Conroy stated that the zoning data with regard to the WRPOD will be covered in the special permit filing.
- Mr. Conroy stated they need to label where all curb is going, such as Fox Hill Road, etc., and it is to be granite.
- Mr. Conroy questioned how the burial excavation is being handled as far as silt protection in the wetland 100' each time and Mr. Farland stated the Conservation Commission has no issue with that.

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- Regarding the storm water basin along Route 1, Mr. Conroy asked how the traffic is being protected from driving into the ditch and that further MA Dot must give approval to this.
- Mr. Conroy asked if the straw used to delineate the wetlands is permanent or temporary because if permanent an O&M would be required. Mr. Farland stated it is temporary.
- He asked if the erosion control blankets are permanent or temporary and Mr. Farland stated temporary.
- Mr. Conroy stated that Detail 2/8 needs to be drawn to scale reflecting everything including Route 1, fences, etc. He stated that it appears that the applicant has introduced more run off onto Fox Hill with no provisions to mitigate. Mr. Farland disagreed. Mr. Conroy stated the same issue of run off occurs on Map 53, Lot 32. Mr. Farland disagreed. Mr. Conroy asked Ms. Walker to review and comment on this. He also stated we need a detail of the connection to Fox Hill Road and Mr. Farland agreed to do that.
- Mr. Conroy stated we need a landscape architect stamp on the plan and Mr. Farland agreed.
- He asked if the grass plot areas are to be sprinkled to ensure the grass doesn't die and create dirt run off and Mr. Farland stated no.
- Mr. Conroy stated we need a slope detail and Mr. Farland agreed.
- He questioned the depth of the loam and type of seed and Mr. Farland stated the landscape architect will address that.
- Mr. Conroy stated Page 6 is missing from the plan set.
- Mr. Conroy asked by there are three test pits at the southeast corner and another one way down at the basin area with none in the middle. Mr. Farland stated they were done for septic only. He asked why the three test pits at the top are 12', 12.5' and 17' deep, but the one down by Route 1 is only 6'. Mr. Farland stated they didn't get to it.
- Mr. Conroy stated the Sage letter referenced the Wayland project that was done in 2009 and Mass DEP Zone I and II. He stated we have our own rules that supersede.

Mr. Farland gave the board an extension of time up to and including February 28, 2015. Mr. Conroy moved to accept an extension of time up to and including February 28, 2015. Motion seconded by Mr. Nottbart and voted 5-0-0.

Mr. Conroy continued this hearing to February 19, 2015 at 7:45 p.m.

Kingswood Estates: Mr. Glossa asked that this hearing be continued without testimony. He also granted the board an extension of time on which to take action up to and including March 31, 2015. Mr. Conroy moved to accept an extension of time up to and including March 31, 2015. Motion seconded by Mr. Nottbart and voted 5-0-0. Mr. Conroy moved to continue this hearing without testimony to February 19, 2015 at 7:29 p.m. Motion seconded by Mr. Nottbart and voted 5-0-0.

It was moved, seconded and voted to adjourn. The meeting adjourned at 11:10 p.m.

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Respectfully submitted,

John Murtagh, Clerk

Accepted 3/19/15