

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 16, 2014

A regular meeting of the Walpole Planning Board was held on Thursday, October 16, 2014 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; Richard Mazzocca, Vice Chairman; John Murtagh, Clerk; Edward Forsberg, Richard Nottebart, and Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:01 p.m.

Minutes: Mr. Nottebart moved to accept the minutes of September 18, 2014. Motion seconded by Mr. Conroy and voted 5-0-0.

Fall Town Meeting Article 26: Mr. Conroy moved to withdraw Article 26 without prejudice. Motion seconded by Mr. Murtagh and voted 5-0-0.

Tall Pines Subdivision: Mr. Conroy moved to endorse a Form I to release the Form F covenant on the Tall Pines subdivision as submitted by the applicant's attorney, Mark Gladstone. Motion seconded by Mr. Nottebart and voted 5-0-0.

Washington Estates: Mr. Conroy moved to reduce the bond on Washington Estates to \$16,400 as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Legacy Lane Waiver Request: Mr. Conroy read a letter dated October 14, 2014 from James Nieva, Dunn McKenzie, Inc. requesting a waiver for the placement of two granite bounds that fall within the concrete sidewalk. Ms. Walker stated the other bounds are as per the approved plan. Mr. Conroy moved to grant the waiver as requested. Motion seconded by Mr. Forsberg and voted 5-0-0.

Legacy Lane Bond: Ms. Walker stated they are almost done. She is waiting on a hydrant then we can release the bond.

7:25 p.m. Article 28 Baker Hughes Continued Hearing: The applicant was represented by Valerie Miller from UGT. She stated this hearing was continued as they needed information back from town counsel. She stated the plan was incorrectly labeled as the whole parcel is LM. This corrected information has been recorded with the town clerk. The entire parcel is 147 acres and 40 acres will be for the solar. She stated she submitted a power point for town meeting.

There were no public comments.

Mr. Conroy moved to recommend Favorable Action on Article 28. Motion seconded by Mr. Nottebart and voted 5-0-0.

7:30 p.m. Olmsted Estates Continued Hearing: Mr. Conroy stated that Mr. Glossa submitted revised plans to the Planning Board and Conservation Commission today and Mr. Glossa agreed. Mr. Conroy asked if they need Conservation Commission approval before they finalize this plan and Mr. Glossa stated no. Mr. Conroy asked if it is possible that one of the roads within Olmsted Estates may move per ConCom and Mr. Glossa stated no, there is simply a problem with a basin.

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Mr. Conroy asked if they are speaking to the new plan tonight that was just received and Mr. Glossa stated yes. Mr. Glossa stated they are requesting a waiver for the 40' wide right of way. Also, language will be put on the plan regarding the requirements for the ANR's. Those plans will match this plan. They will be providing an easement along Fisher Street to several houses. Those are things the board asked for. They will be changing the street names also. Road B will be Olmsted Way and Road A to be named at a later time. They added Sheet 15 which was requested by the Conservation Commission to be part of the plan set. There were some questions as to whether or not the roadway as shown on the plan is safer or less safe than if they brought the roadway in across from McKinley Avenue. Jack Gillon, their traffic consultant, basically said both locations are safe and have more than adequate sight distance. The premise that one is unsafe has been disqualified by an engineer that is overly qualified to attest to this. Regarding accidents, the police report stated there has only been one accident recorded with bodily injury in the last five years. Also, they did move two basins so they are 25' from the edge of the wetlands. They had to raise the basins up.

Mr. Conroy read comments that were received and also a letter from the Mass Historical Commission. Mr. Viano stated they filed under the open space application for a crossing. Fifty-two lots is the conventional yield for the entire site; however, that information is not for this hearing. This subdivision doesn't have a crossing and stands alone. They will come back and modify if necessary. Ms. Walker stated her comments are on the plan and he read comments from ConCom and the Police.

Mr. Moraski, Buckboard Drive asked if this will be continued and will the open space development be right after that. Mr. Conroy stated we need to send the documents to town counsel. Mr. Nottebart asked if this will all come together with ConCom and Mr. Glossa stated he submitted the same plans to them at noon today. Mr. Nottebart stated he doesn't like the way they operate and asked them to get it together. Mr. Conroy stated we need to deal with the waivers because if they are not given, they need to do another plan. Mr. Glossa agreed with that.

Mr. Glossa granted the board an extension of time on which to take action up to and including December 24, 2014. Mr. Conroy moved to accept an extension of time on which to take action up to and including December 24, 2014. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to November 20, 2014 at 7:37 p.m.

8:00 p.m. SR II Open Space Residential Development Continued Hearing: Mr. Conroy read a request from Michael Viano granting the board an extension of time to take action up to and including November 30, 2014. Mr. Conroy moved to accept an extension of time up to and including November 30, 2014. Motion seconded by Mr. Mazzocca and voted 5-0-0. Mr. Viano stated there are lots of changes to the plan and therefore he would like to do this hearing separately from Olmsted Estates. Mr. Conroy continued this hearing to November 6, 2014 at 7:35 p.m.

8:03 p.m. Al Marhama Islamic Burial Services, Route 1, Case No. 14-11 Continued Hearing: Mr. Conroy read a letter dated October 16, 2014 from Stevie Carvalho, Thompson Farland Engineering requesting a continuance of tonight's hearing and granting an extension of time. Mr. Conroy moved to accept an extension of time up to and including January 15, 2015 on which to take action on Case No. 14-11. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to November 6, 2014 at 7:40 p.m.

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8:15 p.m. Dedham Auto Mall, Route 1, Case No. 14-14 Continued Hearing: Mr. Conroy moved to accept an extension of time as per a request from the applicant, Tom Jamali dated October 16, 2014 up to and including January 15, 2015. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to November 20, 2014 at 7:45 p.m.

8:20 p.m. Cumberland Farms, 1340 Main Street, Case No. 14-12 Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including January 15, 2015 as per a request dated October 16, 2014 from the applicant's attorney, Paul Paulosky. Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to November 20, 2014 at 7:50 p.m.

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 11/6/14