

WALPOLE ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 9, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on MONDAY, NOVEMBER 9, 2020 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney, Dave Anderson, Ashley Clark (Community Development Director); Amy Kwessell (KP Law); Judi Barrett (40B Consultant)

Also present: Applicant, David Hale (OMNI Properties) & Levine (Applicants Counsel)

Lee opened the meeting at 7:00 PM

Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit:

Lee opened the hearing and explained that the purpose of this hearing is to hear input from other Town Departments and officials, including the following;

Community Development; Engineering; Fire Dept.; Police Dept.; Conservation; Sewer & Water; Board of Health, Building Dept.

Ashley Clark, Community Dev.: submitted a memorandum outlining and highlighting outstanding materials from the applicant, such as a 3-D model, landscaping plan, lighting plan.

Carl Balduf, Engineering: nothing specific, stands behind comments from the Sewer & Water Dept. and Police Dept.

Paul Barry, Fire Dept.: submitted comments to the ZBA, dated 11/9/20; Design is permissible by code, initially applicant agreed to have 16 ft. wide streets, however most recent documents submitted by the applicant do not indicate road width; Second egress entrance was suggested for underground parking; concern w. E-911 access within the underground parking garages; E-911 staffing is currently not appropriate to handle the size of the multi-family buildings (6 stories w. underground parking = 7 stories total); requesting the name of the development be changed from Cedar Crossing due to possible confusion w. Cedar St.; proposed cul de sacs not acceptable; proposed T intersection not acceptable; no revised turn analysis provided; not in favor of proposed center islands within cul de sac; questions if sufficient visitor parking is proposed throughout the development; recommend all water naibs be looped; trail derailment potential safety risk.

Landis Hershey, Conservation: Letter written today summarizes what has been taking place in the Conservation public hearing process. Revisions depict movement of development out of the riverfront area; activity was moved farther from vernal pools; recommends ZBA not give waiver for the Wetlands bylaw and regulations; wants plan of construction stormwater mgmt. & erosion controls; suggested 50 ft. buffer of the wetlands to vernal pool; recommended conditions; replication area and wetland crossing recommendations.

Melissa Ranieri, BOH: BOH to review and approve pool design and safety measures in place along w. toxic & hazardous materials and storage of said materials; needs clarification on recycling & trash; BOH to review playground and dog-park layout; recommendation of use of renewable energy, concerns over global warming; concerns over mosquito control; concern over impacts due to loss of trees; recommendation of LSP present on site re: contamination; review of safety measures for proposed bus stop.

Bill Abbot; Glenn Maffei; Rick Matteson, S&W: summarized points of the three memo letters submitted to ZBA from Feb. 2020- current. Emphasis on inadequate looping of water system within project that's proposed; recommends additional access for emergency vehicles; Board of S & W opposed to waiving entrance fee waiver ; demand and capacity hydraulic study requested by the Board to the applicant has not been done/ submitted; issue regarding

ability to provide adequate water pressure on 6th story building; suggests independent peer review; emphasizing that a meeting with the S & W would be helpful, along with the recommended studies to be done.

Mike Yanovitch, Building: echo's concerns of the Fire dept.; review from their dept. is based on state building codes; building code review to take place upon issuance of Comprehensive Permit; applicant will need to attain permits from the State re: building codes; concern over "crowded site" re: projects density and over-crowding; concerns over 6 story bldg. with wood framing; has not seen any materials regarding photometric plans.

John Carmichael, Police Dept.: concerns over increase in calls to service (approx. a 200 call increase); issues with entrance and exit and its close proximity to the railroad crossing; concerns over car queuing; concerns over safety of children re: railroad crossing; recommends crossing guards; recommends upgrades to street lighting around the project area; emphasis on placement of sidewalks and crossings – preferably tying from Delapa Circle going to the west and tie into S. Walpole Square; recommendation of security/surveillance cameras; concerns over stadium traffic (vehicle and pedestrian); in favor of police detail in project area during stadium events.

Lee opened the hearing up to the Applicant and his team to respond to the testimony given, which included updates to the project and where they are in the hearing process with Conservation.

Present: David Hale, Katie Enright, Patrick Boyle, Phil Macchi:

Hale: working on responding to the comments. The water has been looped since May and claim it is sufficient; flow test show sufficient pressure; has reached out to the S & W Commission and was told they would not meet with him remotely; overall impervious area has declined on site; school bus re: entering the project; prelim. Offsite construction costs.

Enright: provided update on increased filtration; fire truck turn analysis s; addition of pervious and grassed areas; additional visitor parking; conservation related improvements

Amy Kwessell: multiple comments have not been addressed, including safety concerns; suggests the hearing be continued to the end of November to allow time to get comments from Sean Reardon of Tetra Tech re: the revised plans; work session at this time not recommended until comments from Tetra Tech are submitted.

Murphy motioned to continue the hearing to Monday 11/30/20 at 7PM via Zoom, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye; Anderson-aye. The motion carried 6-0-0.

Minutes: No minutes were accepted at this time

Murphy motioned to adjourn, seconded by Delaney, roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, Anderson-aye, the motion carried 6-0-0.

**The meeting adjourned at 9:40 PM
accepted 1/13/21**