

WALPOLE PLANNING BOARD

Main Meeting Room

Minutes: March 1, 2018 (vote required)

7:05 p.m.	Zoning Articles Public Hearing (vote required)
7:30 p.m.	Worthington Site Plan Case No. 18-2 (Walpole Woodworkers) (vote required)
7:31 p.m.	Worthington Special Permit Case No. 18-3 (Walpole Woodworkers) (vote required)

Planning Board Zoning Articles re: FinCom discussion on 3/22/18 (vote required)

Evergreen
Pine Acres re: accept docs (vote required)
Pine Acres re: Portland Way street name (vote required)

Upcoming Meetings: 4/5/18; 4/19/18; 5/3/18; 5/17/18; 6/7/18; 6/21/18

Concom re: Pulte, 767-777 East Street
ZBA re: 1327 Main Street

PUBLIC HEARING NOTICE WALPOLE PLANNING BOARD

In accordance with the requirements of Mass. General Law Chapter 40A Section 5, the Walpole Planning Board will hold a Public Hearing on Thursday, March 15, 2018 at 7:05 P.M. in Main Meeting Room, Walpole Town Hall, 135 School Street, to consider the following amendments to the Walpole Zoning Bylaw. The purpose of the Public Hearing is to accept public comments on these proposed changes. The complete language of the proposed amendments is on file at the Planning Department at Town Hall and may be reviewed during normal business hours.

- Amend Section 6-B Schedule of Dimensional Regulations by renumbering the Explanatory Notes to the Schedule of Dimensional Regulations so that the notes are numbered 1 to 16, sequentially, and to delete any half quotes (“).
- Amend Section 10-C.2.A.(2) – Age Qualified Village (AQV), Site Requirements by limiting the use to only the Residential – B (RB) and General Residential (GR) zoning districts.” Also amend Table 5-B.1. Use Table Item 3.u. “Age Qualified Village pursuant to Section 10-C” to reflect this change.
- Amend Section “6-C.4 Number of Buildings per Lot” by noting that not more than one principal dwelling shall be located on a lot in all residential zoning districts except in the General Residence (GR) district by Special Permit. And by amending SECTION 13 Site Plan Review to reflect this change by adding a new subsection “G” to Section 13.2 (Applicability) as follows: “G.Multiple buildings on a lot in accordance with Section 6-C.4.A”.
- Amend Section 5B (Schedule of Use Regulations), Table 5-B.1 Use Table, 1. (Public, Semi-Public/Institutional) d. Private for profit school, by inserting the bold underlined text as follows:
d. Private for profit school, **nursery school or any educational or daycare institution operated by private, profit seeking businesses”.**
- Amend the Walpole Zoning Bylaws by inserting a new residential cluster by-law; Section 10-D, Open Space Residential Development (OSRD).

Sarah Khatib, Clerk, Walpole Planning Board

Walpole Times: March 1, 2018 and March 8, 2018

**Town of Walpole
Planning Board**

The Walpole Planning Board will hold a **PUBLIC HEARING** in the **MAIN MEETING ROOM** of **TOWN HALL** on **THURSDAY, March 15, 2018 at 7:30 P.M.** on a **Site Plan Review Application, Case No. 18-2** and **7:31 p.m.** on a **Special Permit Application Case No. 18-3** per the **Walpole Zoning By-Laws, Schedule of Use Regulations, item #3. Residential, letter “u” and Section 10-C.6 “AQV Fifteen-Acre Projects”** as filed by **Pulte Homes of New England, LLC, 115 Flanders Road, Suite 200, Westborough, MA 01581**, with respect to property located at **767 & 777 East Street, Walpole, MA** and shown on **Assessors Map 26, Parcel 200, 201, 208**, Zoning Districts **B, LM, GR**. A Site Plan has been prepared by Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA 01845 entitled “Site Plan for Worthington Green, An Age Qualified Village (AQV Fifteen-Acre Project), 767-777 East Street, Walpole, MA 02081” and dated February 9, 2018. The owners of record are Walpole Woodworkers, Inc. & WWI Realty Trust, 676 East Main Street, Walpole, MA. The project applicant is requesting a Special Permit and Site Plan Review approval for an Age Qualified Village project.

Waiver Request: The applicant requests a waiver from the Zoning Bylaw Section 13.11.E(2) “Site Plan Review Drainage Standards” to allow the use of high-density polyethylene (HDPE) pipe as sized on the plans in lieu of 12” minimum reinforced concrete pipe (RCP).

The applications and associated plans may be viewed at the office of the Planning Board during regular business hours.

Sarah Khatib, Clerk

Walpole Times March 1, 2018 and March 8, 2018