

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 18, 2012

A regular meeting of the Walpole Planning Board was held on Thursday, October 18, 2012 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: Richard Nottebart, Vice Chairman; John Murtagh, Clerk, Richard Mazzocca, Margaret Walker, Town Engineer and Ilana, Quirk, Town Counsel.

Mr. Nottebart opened the meeting at 7:07 p.m.

Minutes: Mr. Nottebart moved to accept the minutes of October 4, 2012. Motion seconded by Mr. Murtagh and voted 3-0-0.

Time Cards: Mr. Nottebart moved to endorse the secretary's time cards. Motion seconded by Mr. Mazzocca and voted 3-0-0.

Request for Room Change: Mr. Nottebart moved to inform the School Committee they can use the Main Meeting Room on Thursday, November 15th as requested in an email dated October 16, 2012. Motion seconded by Mr. Murtagh and voted 3-0-0.

Oakwood Estates Bond Release: Ms. Walker stated that she has done a punch list and has called Atty. Elizabeth Hern, but she has not received a return phone call. Mr. Nottebart asked the board's secretary to try and reach Atty. Hern.

ANR – Verrochi, Moose Hill Road: Atty. Quirk stated there are no setbacks shown on the plan with regard to the pool and the shed presently on the property. She suggested we send a letter to Mr. Mee, Zoning Enforcement Officer to inform him that although the board will be endorsing this ANR, there will be a setback issue with the pool and shed after endorsement. She further suggested that Mr. Mee send a letter to the applicant to inform them there is a setback problem. Atty. Quirk stated there are specific requirements that need to be adhered to including the setbacks, structures, etc. and enforcement rests with the Building Inspector.

Mr. Nottebart moved to endorse an ANR plan of land entitled "Plan of Land Walpole, MA" by GLM Engineering dated October 3, 2012 and prepared for Barberry Homes, Inc., 10 Speen Street, Framingham, MA finding Form A in order and subdivision control not required. Motion seconded by Mr. Murtagh and voted 3-0-0.

Said property is shown as Assessors' May 36, Parcel 66, Zoning District RA. The owner of record is Thomas Verrochi, Jr. and Dorothy P. Verrochi, 272 Moose Hill Road, Walpole, MA.

Mr. Nottebart moved to send a letter and a copy of the ANR plan to Jack Mee as recommended by Ilana Quirk regarding the setbacks that are not shown on the plan, which is an issue that will need to be addressed by the Building Department. Motion seconded by Mr. Mazzocca and voted 3-0-0.

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Foxboro: Mr. Nottebart discussed the possible zoning changes as presented to the Foxboro Planning Board by the Kraft organization.

7:33 p.m. Northridge Farm Subdivision Continued Hearing: Mr. Nottebart opened the hearing and informed the applicant that the board cannot vote tonight as we don't have a quorum for this hearing due to the fact that Mr. Forsberg is out of town, Mr. Conroy is sick and Mr. Mazzocca was not present at the August 16th hearing so he is unable to vote on this. He also stated the board needs an extension of time.

Atty. Quirk stated if the board holds a special meeting on October 25th no extension will be needed as it expires on November 1st. She stated if there is no quorum available on the 25th, the board will need to continue the hearing and get an extension of time.

Mr. Viano stated he will get everything to us by Tuesday noon and asked that whatever he brings in be forwarded to Atty. Quirk, Ms. Walker and the Planning Board.

Mr. Nottebart moved to continue the public hearing to October 25, 2012 at 7:00 p.m. Motion seconded by Mr. Murtagh and voted 3-0-0.

It was agreed to request that Administration allow Atty. Quirk be at our October 25th meeting.

It was moved, seconded and voted to adjourn. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 11/15/12