

## WALPOLE PLANNING BOARD MINUTES OF APRIL 19, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, April 19, 2018 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski and Tim Higgins, Community Development Director.

**Minutes:** Mr. Conroy moved to accept the minutes of April 5, 2018. Motion seconded by Mr. Moraski and voted 4-0-0.

**7:01 Zoning Bylaw Section 6C Discussion:** Ms. Khatib stated she would like to see a new section that would allow for denser development. Mr. Conroy suggested that Mr. Higgins find a similar bylaw used by other towns and present that language to us. Mr. Higgins asked for direction from the board and some parameters to follow. Mr. Conroy stated that Article 36 will have to stand on its own merits at town meeting.

**7:12 p.m. Article 35 Continued Hearing:** Mr. Higgins gave town counsel's responses dated April 18, 2018 to Ms. Khatib's questions about the Use Table. Mr. Moraski feels we should go with the way it is written now and then come back in the Fall to make any amendments. Mr. Conroy stated we will go with what we have and then ask Town Counsel at the town meeting if we can change this during the meeting. Mr. Romeo feels we would cause more confusion if we try and do this at town meeting. Mr. Conroy moved to use this article as written except we change 3-u to 3-t in the Use Table. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Moraski stated he will call town counsel to make sure this is correct.

**ANR – Renmar Forest and Walpole Quarry:** Mr. Higgins stated this is actually an 81-X plan. Mr. Conroy asked if we are combining all the land into one piece and Mr. Higgins stated yes. The applicant was represented by Atty. Jeff Tocchio, Hingham, MA. He stated they are freezing the use with a subdivision as they can't freeze it with a site plan. Mr. Conroy moved to endorse an ANR plan entitled "ANR Plan of Land" prepared by CHA, 141 Longwater Drive, Suite 104, Norwell, MA" finding Form A in order and subdivision control not required. Motion seconded by Ms. Abate and voted 5-0-0. The owner's title to the land is derived under deed from James E. Bristol, Jr. dated 12/31/2007 and recorded in Norfolk County Registry of Deeds Book 25405, Page 377. The applicants are Renmar Forest, LLC, 190 Old Derby Street, Suite 311, Hingham, MA 02043 and Walpole Quarry Nominee Trust, 882 Pleasant Street, Weymouth, MA 02189. Atty. Tocchio took the endorsed mylars and will return three copies.

**7:45 p.m. Pinnacle Point Multi-Family Residential Subdivision:** Mr. Conroy read the public hearing notice. The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole. He submitted the green cards to the board's clerk. Mr. Conroy stated that some of the abutters didn't get noticed. Mr. Glossa stated he sent a notice to everyone that was on the list from the Assessors. Mr. Conroy stated he didn't see a Form E in the folder. The abutters list should have included the abutters across the street per the Form E; therefore they

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have not been properly noticed. Mr. Glossa stated he never had to do that before. He followed the process. Mr. Conroy stated we have always had abutters across the street. Mr. Glossa stated it is the town's fault as he doesn't generate the list. It is certified by the Assessors. He asked if there could be a reasonable solution and just continue tonight. Mr. Conroy stated that is reasonable and acceptable. Mr. Glossa stated he can readvertise and renotice. Mr. Conroy stated we need that opinion from town counsel. Mr. Glossa agreed and granted the board an extension of time on which to take action up to and including June 30, 2018. Mr. Conroy moved to accept an extension of time up to and including June 30, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued the hearing to June 7, 2018 at 7:30 p.m. Mr. Conroy asked that this be put on the May 3 agenda for input from town counsel only.

**8:03 p.m. 1327 Main Street, Case No. 18-4 Site Plan Approval:** Mr. Conroy read the public hearing notice. The applicant was represented by Dan Merrikin, Merrikin Engineering, Millis, MA. He stated this is a former gas station site and the building is in the Business district and also the overlay district. They are planning on making the Main Street and Norfolk Street curb cuts narrower. The entrance will be off Norfolk Street with egress onto Main Street. He stated that Reliable Dry Cleaners will be moving into this site. They have a drive though where they currently are and they would like the same thing here which needs a special permit from the Zoning Board and that process is already in progress. He described the plan along with signage, curb cuts, parking, landscaping, sewer and water services, catch basins, on site drainage and a proposed infiltration system. He stated they have met with Margaret Walker and she is satisfied with the stormwater management design and the colonial style of the building. Mr. Conroy read comments received from the Zoning Board, Police, Sewer and Water, Engineering and Conservation. Mr. Higgins read his comments and spoke to his concerns with parking. He doesn't want any parking on the street.

Mr. Moraski questioned the number of parking spaces and number of employees. Mr. Merrikin stated there will be thirteen parking spaces and four employees, leaving nine spaces for the customers, which he feels is enough. Mr. Moraski stated they asked for a waiver from the traffic impact, but didn't state the reason for the waiver. Mr. Merrikin stated this is a low density traffic use and the applicant is a small business owner. He feels a traffic study would be very expensive. Mr. Moraski stated this is a high use area including a lot of truck traffic. Mr. Merrikin stated they looked at the in and out with regard to traffic. He feels what is shown is the best option. Mr. Moraski stated he is concerned with the Norfolk Street entrance. Mr. Merrikin stated the Zoning Board continued their hearing to see what the Planning Board did. There will be some interruption of traffic on Main Street no matter what they do. Mr. Moraski stated that is a tough intersection. He asked if they want a waiver from the Fiscal Impact Statement also and Mr. Merrikin stated yes. Mr. Moraski feel they should take out the trees and put in beds of flowers so you don't block anything. He questioned the fence in the back and Dan stated it is 6'

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high, but it is not theirs. Mr. Moraski questioned snow removal and asked where the dry cleaner is located on the plan. Mr. Merrikin stated it is on the left side.

Ms. Abate stated she doesn't think 13 spaces is enough and feels that could be an issue. She would like to see one or two more put in somewhere. Mr. Merrikin stated he is not sure where. Mr. Romeo also feels parking is an issue, but feels egress is the bigger issue. He would rather see people come in and out from the Route 1A side, and nothing on Norfolk Street. Mr. Merrikin stated there is no room for a two-way entrance/exit on this site.

Ms. Khatib questioned snow storage, signage, the number of doors and the garage door. She likes the way this is laid out. All her questions have been answered. Mr. Romeo asked if they do deliveries and will there be a van parked there. Mr. Merrikin stated there will be a van there during business hours for deliveries. Mr. Conroy likes the layout and thinks the circulation is fine. He feels they meet the requirements for parking and knows they would do more if they could. He feels whatever works with regard to the landscaping is fine. Mr. Merrikin stated it will be grass and they will maintain it.

Mr. Conroy asked for public comments.

Emily Barrett, 1305 Main Street stated she is happy something will be done there but she is concerned with the lighting. The pest control company across the street lights up their entire yard and also Cumberland Farms which is open 24 hours a day. She would like to know exactly what the lighting will be here.

Christopher Barret, 1305 Main Street feels this is a tall one story building and feels that turning from Norfolk Street into the building will be bad. He feels the in and out should be in the front on Main Street as he feels people will cut through the property onto Main Street. He feels it is a nice looking building but too tall. He asked if the lights will be on 24 hours and Mr. Conroy stated no. Mr. Merrikin stated the fixtures shine directly downward and the hours of operation will be 7 to 7, although lights may be on until 8:00. Mr. Barrett stated the guy across the street said that but that's not what happened. Mr. Merrikin stated he will talk to the applicant about the lighting hours. Mr. Romeo stated they have to realize that the tenant may want the lights on. Mr. Conroy stated these lights are shining downward. The owner of the dry cleaner, Mr. Koutsis, stated the building is 36' high. He has been there for 22 years and they are a small business with not many cars. The lights will not be a problem and he will not leave them on. He stated they will be a good neighbor.

Mr. Merrikin granted the board an extension of time up to and including May 31, 2018. Mr. Conroy moved to accept an extension of time up to and including May 31, 2018. Motion

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seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to May 17, 2018 at 7:25 p.m.

**9:10 p.m. Worthington Green Site Plan Case No. 18-2 and Special Permit Case No. 18-3 Continued Hearings:** Mr. Conroy stated we will address the traffic tonight. Present on behalf of the applicant was Matt Leidner, Civil Design Group, Mark Mastroianni, Pulte Homes, and Bob Michaud, MDM Transportation.

Mr. Leidner gave a quick overview of the project. He stated that they are still waiting on the Stormwater Management peer review which is due in tomorrow.

Bob Michaud, MDM Transportation stated the board has the findings of the traffic review that was expanded to include the intersection of Hartshorn Road, Kendall Street and Diamond Street and presented a schematic at two times during the day, morning and night. He also conducted traffic counts for the Blessed Sacrament School. There were no consequences at any of the sites they studied. The Kendall Street entrance will be gated so no additional traffic will be realized from that. Further, the number of crashes does not place these in "high crash locations". They looked at the East Street driveway with regard to the design, sight line, and traffic speeds. The sight line exceeds the requirements and there are four trees with one possibly being removed. Mr. Michaud discussed the report dated April 9, 2018 submitted by MDM.

Walpole Police Officers Steve Foley and Luke Parlon were present. Luke Parlon proposed traffic lights at School and East Streets and also at the project entrance. Steve Foley feels most issues have already been addressed. The biggest issue is they don't know what the population will look like, how many people will be going to work every day, grandchildren being dropped off for grandparents to babysit, etc. He doesn't think they can say there will not be more traffic than presently. Mr. Michaud stated there are many studies and they are very comfortable with the rates they used being appropriate to this type of development as being an AQV there will be less than a regular development. Regarding traffic signals, certain criteria has to be met with regard to volume and they are not near that volume nor is the Kendall Street intersection, which is why they didn't suggest that. Mr. Conroy suggested the applicant meet with the Walpole Police Department to work this out. This is possibly one of the busiest streets in town. He thinks there should also be one at High Plain and East Street. Ms. Khatib would like them to discuss this intersection with the Police Department also.

Ms. Khatib questioned the crash data. Also, the traffic study was done with the assumption there would be an exit on Kendall Street. Mr. Michaud stated it was said that only seven vehicles would be using that exit. Ms. Khatib stated that the study also doesn't include the new developments near the train station. She questioned the condos at the end of Eastover. Mr. Michaud stated those are accounted for with the general growth increase. Ms. Khatib questioned School Street and East Street not being a high crash location.

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Mr. Romeo stated that people always try and bypass the center, so the side streets will be heavily travelled. There will be downtown impact. Why did they close the Kendall Street entrance. Mr. Michaud stated they are trying to be sensitive to the people on Kendall Street who were concerned. Even if that driveway was open, they didn't think it would serve many people.

After a lengthy discussion about crosswalks, traffic signals, bus stops, crash sites, Mr. Leidner granted the board an extension of time on which to take action on both the special permit and site plan up to and including June 30, 2018. Mr. Conroy moved to accept an extension of time up to and including June 30, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued the public hearings to June 7, 2018 at 7:28 p.m. and 7:29 p.m.

**ANR – 2 High Plain Street:** Mr. Higgins stated in his opinion there is proper frontage and recommends the board endorse. Mr. Conroy doesn't think we can sign because we would be creating a non-conforming lot. They should knock down a portion of the garage and the deck and then come back. They have created their own non-conformity. Mr. Higgins agreed.

Mr. Conroy moved to endorse an ANR plan for 2 High Plain Street. Motion seconded by Ms. Khatib and voted 0-5-0. Motion denied.

**Pine Acres Subdivision:** Mr. Conroy moved to set the bond for the Pine Acres subdivision at \$490,000 as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Moraski and voted 5-0-0.

**255 Union Street:** Mr. Conroy moved to endorse the site plan as submitted and reviewed by Ms. Walker and Mr. Higgins. Motion seconded by Mr. Moraski and voted 5-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 5-0-0. The meeting adjourned at 11:05 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted May 3, 2018