

## WALPOLE PLANNING BOARD MINUTES OF AUGUST 16, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, August 16, 2018 at 7:00 p.m. in the Main Meeting Room, Town Hall. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk, and Catherine Turco-Abate.

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

**Minutes:** Mr. Conroy moved to accept the minutes of June 21, 2018 and July 19, 2018. Motion seconded by Ms. Abate and voted 4-0-0.

**7:03 p.m. Northridge Farm Subdivision Residents' Hearing:** Mr. Conroy read the posted notice that was sent to the residents on Warren Lane. There were no questions from the board or the public. Mr. Conroy moved to release the Northridge Farm bond in its entirety and proceed with the street acceptance process as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Romeo and voted 4-0-0.

**7:04 p.m. 100 Rustic Road Continued Hearing:** Mr. Conroy moved to accept an extension of time up to and including September 30, 2018 as requested by Frank Gallagher, Gallagher Engineering, Foxboro, MA. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Conroy continued this hearing without testimony to September 20, 2018 at 7:50 p.m. as requested by Mr. Gallagher.

**7:06 p.m. Atlantic Court Extension Subdivision Residents' Hearing:** Mr. Conroy read the posted notice that was sent to the residents on Atlantic Court. There were no questions from the board or the public. Mr. Conroy moved to release the Atlantic Court Extension bond in its entirety and proceed with the street acceptance process as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Romeo and voted 4-0-0.

**ANR – 2 High Plain Street:** Mr. Glossa asked the board to waive the \$900 filing fee as this was previously denied. He stated the deck has been made smaller in order to meet the setback. Mr. Conroy moved to waive the filing fee. Motion seconded by Mr. Romeo and voted 1-3-0 (Romeo in favor; Khatib, Abate, Conroy in the negative). Motion did not carry.

Mr. Conroy moved to endorse the ANR plan entitled "2 High Plain Street, Plan of Land in Walpole, MA" dated August 2, 2018 by Glossa Engineering, Inc., 46 East Street, East Walpole, MA finding Form A in order and subdivision control not required. Motion seconded by Ms. Abate and voted 4-0-0.

The applicant is 21 Rocky Lane, LLC, 7 Empire Drive, Franklin, MA. The owners' title to the land is derived under deed from Jeffrey and Hope Groves, dated July 18, 2018 and recorded in Norfolk Registry of Deeds, Book 36151, Page 221. Said property is shown as Assessors' Map 26, Lot 148, Zoning District RB. Endorsement by the Planning Board does not constitute a determination of compliance with the Zoning Bylaw or that any lot is buildable.

ALPOLE PLANNING BOARD MINUTES OF AUGUST 16, 2018 (2)

**ANR – 8 Notch Road:** Mr. Conroy moved to endorse an ANR plan entitled “Plan of Land in Walpole, MA” dated January 5, 2018 and prepared by Dunn McKenzie, Inc., 206 Dedham Street, Norfolk, MA finding Form A in order and subdivision control not required. Motion seconded by Ms. Abate and voted 4-0-0.

The applicants are Richard and Pamela Betro, 8 Notch Road, Walpole, MA. The owners’ title to the land is derived under deed dated April 30, 1997 and recorded in Norfolk Registry of Deeds, Book 11794, Page 110. Endorsement by the Planning Board does not constitute a determination of compliance with the Zoning Bylaw or that any lot is buildable.

**26 Baker Street 2-Lot Subdivision:** Mr. Conroy moved to set the bond at \$141,000.00 as recommended by Ms. Walker, Town Engineer. Motion seconded by Mr. Romeo and voted 4-0-0.

**High Oaks IV:** Mr. Conroy read a letter dated July 25, 2018 from Greg Walsh, Walsh Contracting, 82 North Avenue, Attleboro, MA requesting the bond be reduced prior to September 3, 2018 as the bond will be expiring on that date. Mr. Conroy asked that Mr. Walsh request an extension of time on the bond prior to the Board reducing the bond.

**7:20 p.m. 173 Pemberton Street 2- Lot Subdivision:** Mr. Conroy informed the applicant’s engineer that there are only four members present tonight. Mr. Truax stated they will proceed. He stated they submitted revised plans two weeks ago and they removed two waiver requests, but the other previously requested waivers will remain. They also met with Margaret Walker, but as yet no comments in writing have been received. Mr. Conroy read comments received from the Board of Health and the Walpole Police Department. He also read letter that were received from the following abutters: Wornick, Smith, Mulroy, Ciannavei. Mr. Conroy stated there is nothing in the file from Ms. Walker.

Ms. Khatib questioned the legality of the frontage being on the new road, not on Pemberton Street. Mr. Truax stated it is on both roads. He also stated there is a legal opinion from Rackemann, Sawyer & Brewster which was part of the original submission stating there is legal frontage on both streets. Mr. Conroy asked that this opinion be forwarded to our town counsel. Mr. Romeo questioned the tree waiver. Mr. Truax stated they can’t screen the house from not being seen as there will be clearing. Ms. Abate questioned the waivers. Mr. Conroy stated they can build this subdivision without waivers if they are turned down.

John O’Leary, 776 Washington Street stated that the subdivision plan shows the plan before the board is a preliminary. Rob stated he will correct that. Mr. O’Leary questioned the waivers, the roundings, the frontage and setbacks and angles. Mr. Conroy wants Ms. Walker to check the frontage, setbacks and roundings.

Mr. Conroy moved to accept an extension of time up to and including September 30, 2018 as granted by Rob Truax, GLM Engineering. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Conroy continued this hearing to September 6, 2018 at 7:01 p.m.

WALPOLE PLANNING BOARD MINUTES OF AUGUST 16, 2018 (3)

**7:55 p.m. 1350 North Street Continued Hearing, Case No. 18-5:** The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. He updated the board and discussed the turning radius and truck access to the site. He stated that plans were sent to the Board of Health with a septic system application and they asked for some revisions, but there are no changes in the grade.

Mr. Conroy read comments from Police, Fire, ConCom, Zoning Board and Board of Health. Mr. Glossa stated they just received the traffic report and would like time to read it. He stated he would also like to meet with the town's consultant on site. Jeff Dirk, VAI, discussed the peer review of the traffic that he compiled on behalf of the town. He stated that with regard to the traffic analysis, they need more information about staff parking and student pick up and drop off. They also need more information regarding sight lines and how it will be impacted by the trees and stonewall. Mr. Conroy asked if the stonewalls that are on town property are too high and Mr. Glossa stated yes. Mr. Conroy stated you can't cut down trees or move stonewalls on a scenic road. The only way around it would be to raise the grade.

Jack Gillen stated he used the counts from 2015 and he will respond to VAI comments and work with them. Mr. Glossa stated they will submit new plans.

Atty. Peter Brooks, Boston, MA submitted a letter dated 8/8/18. Mr. Conroy stated we will forward that to town counsel along with correspondence received from Atty. Dylan Sanders.

Mr. Conroy asked for comments from the public.

Bill Hamilton, Precinct 5 stated he is concerned with the traffic. Years ago the town discussed widening North Street, but it was too expensive. Safety vehicles responding to property off Route 109 will not be able to get there safely.

Bob Runci, Fisher Street, stated he has the latest traffic analysis from Westwood concerning Route 109 and North Street, along with a survey dated September 12, 201 and is working on getting reports from the last ten years.

Ann Zawistowski, 49 Woodruff Road asked if the daycare will be open year round or stop in the summer and we need to make sure this works the way it should.

Sue Shockett, 1340 North Street asked Mr. Glossa about the new septic plan. She also stated that the Board of Health wants this new facility referred to as a daycare facility and they will require 10 gallons per child. Also, kids will have to cross over North Street to get on the bus.

Ms. Khatib stated we are waiting for a scenic road hearing regarding the stonewall and trees, the Board of Health septic report, snow removal added to the plan and she would like information on the run-off

WALPOLE PLANNING BOARD MINUTES OF AUGUST 16, 2018 (4)

to North Street. Mr. Glossa stated there will be no run-off from this site on to North Street as the parking lot drains to an infiltration basin. He stated he will add grades to the plans. Ms. Khatib also asked if the gates in the back have sufficient width. Mr. Glossa stated he will talk to the fire department. She stated that Jeff Dirk did an excellent job and feels the town needs to see a complete analysis showing the site will safely accommodate the kids and the staff throughout the day. Mr. Glossa agreed and stated he will make sure the interior circulation is part of the documents. Ms. Khatib feels the drop off time will be more than five minutes per child as stated previously.

Mr. Romeo asked if there is a plan in place for peak time when parents will be parking on Bubbling Brook Road because they don't want to wait in line. He asked how that will be addressed. Mr. Glossa stated that will be addressed in the future. Mr. Romeo asked what happens to this building if the

applicant is not successful as it is in a rural zone. Mr. Glossa stated that whatever happens on this lot has to be allowed by zoning bylaw. Atty. Dylan Sanders stated they will only be permitted for a childcare facility and if she fails it would probably be bought up by a bigger company. Ms. Abate agrees that the five minute drop off needs to be looked at along with the time frame of deliveries. Mr. Conroy questioned the slope and grades and feels there is a chance of a blow out. Mr. Glossa agrees there needs to be some type of impervious barrier there. Mr. Conroy would like to see elevations and a cross section of how you intend to do this. Mr. Glossa stated that underneath the ground there will be a retaining wall.

Mr. Glossa granted the board an extension of time up to and including September 30, 2018. Mr. Conroy moved to accept an extension of time up to and including September 30, 2018. Motion seconded by Ms. Abate and voted 4-0-0.

Mark Larsen, 11 Plain Street questioned the trees and trash pick up and said there are similar issues at the Home for Little Wanderers on Lincoln Road.

Mr. Conroy continued this hearing to September 20, 2018 at 8:00 p.m.

**Site Plan endorsement re: 505 South Street:** Mr. Conroy moved to endorse the site plan for 505 South Street as requested. Motion seconded by Mr. Romeo and voted 4-0-0.

**Site Plan endorsement re: 1327 Main Street:** Mr. Conroy moved to endorse the site plan for 1327 Main Street as requested. Motion seconded by Ms. Abate and voted 4-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 4-0-0. The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Accepted 9/6/18

Sarah Khatib, Clerk