

## WALPOLE PLANNING BOARD MINUTES OF AUGUST 6, 2020

A meeting of the Walpole Planning Board was held on Thursday, August 6, 2020 at 7:00 p.m. in the Walpole High School auditorium. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chair; Philip Czachorowski, Clerk; Catherine Turco-Abate, John O'Leary, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:02 p.m.

**Minutes:** Mr. Conroy moved to accept the minutes of July 23, 2020. Motion seconded by Ms. Abate and voted 5-0-0.

**New World Estates, Peach 7-Lot Preliminary Subdivision:** Mr. Conroy moved to accept an extension of time up to and including September 30, 2020 as requested by Dan Merrikin, Legacy Engineering, 730 Main Street, Millis, MA on behalf of the applicant in a letter dated August 4, 2020. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing without testimony to September 3, 2020 as requested by Mr. Merrikin. In the event there is no other business on the September 3, 2020 agenda, this hearing will be continued to September 17, 2020.

**New Pond Village Plan Endorsement:** Mr. Conroy asked Mr. Balduf if these plans are ready to be endorsed. Mr. Balduf responded he is all set. Mr. Conroy moved to endorse the New Pond Village plans as presented and reviewed by the town engineer. Motion seconded by Ms. Khatib and voted 5-0-0.

**Boyden Estates Bond Reduction:** Mr. Conroy moved to reduce the bond on Boyden Estates to \$122,733.00 as per recommendation of Mr. Balduf, Town Engineer. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy stated that there is an extension of time in place for this subdivision that will expire in October 2020.

**Request for Comments:** The Board received a request for NOI comments from the Conservation Commission for Lots 8, 11, 12, and 15 LaCivita Drive. There are no Planning comments at this time.

**1429 Main Street Major/Minor Modification, Case No. 14-09:** The applicant, John Mariani, was represented by Atty. Christopher Alphen, Concord, MA and John Glossa, Glossa Engineering, East Walpole, MA. Atty. Alphen stated they are proposing to take away the second piece of property in the back with the intention of subdividing it. He explained what they would like to modify on the previously approved plan. The board asked questions and made comment on what existed and what is being proposed. Mr. Conroy moved the changes to be a major modification. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk      Accepted 9/17/20