

WALPOLE PLANNING BOARD MINUTES OF DECEMBER 1, 2020

A special meeting of the Walpole Planning Board was held on Monday, December 1, 2020 via Zoom. The following members were present: John Conroy, Chair; 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.

Alsarabi Estates: Mr. Conroy moved to accept an extension of time up to and including January 30, 2021. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to January 7, 2021 at 7:30 p.m.

Lewis Avenue/Main Street (2) ANR Filings: Mr. Conroy moved allow the applicant to withdraw without prejudice the two ANR filings previously requested. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to return the filing fee check to the applicant as requested. Motion seconded by Mr. Czachorowski and voted 5-0-0.

TMC, Case No. 20-01 continued hearing: This public hearing was continued from March 5, 2020 to April 16, 2020 to May 21, 2020. The applicant was represented by David Blackwell and Atty. Mark Bobrowski. Michael Manzo, applicant, was also present.

Mr. Manzo stated the purpose of this meeting was to close out the site plan approval application. David Blackwell stated the original filing could not be reopened so they filed a new application which is basically the same. There were a few minor changes to the drainage and comments from the Town Engineer regarding the ADA parking. The purpose was to supplement the plan of record. All parking lots are constructed and operational. Atty. Bobrowski stated that the town requested the changes and he would like to submit a new plan set for the original one showing five changes. He would like the board to sign that replacement plan so he can bring it to the Registry of Deeds. Mr. Balduf agrees with all the edits done. The board is all set.

Mr. Conroy moved to close the hearing. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to approve the modified plan as presented. Motion seconded by Mr. O'Leary and voted 5-0-0.

Ben Barrett's Correspondence: Ms. Khatib requested that Mr. Barrett's letter of October 22, 2020 be added to the agenda as a discussion item. Ms. Khatib and Mr. Czachorowski both spoke in favor of the Planning Board bringing the IZB forward as they feel we are the only board that can do that within two years. The board discussed the options with regard to the IZ bylaw and whether we should proceed with sponsorship of same. Ms. Turco is not trying to shut this down, but feels we cannot sponsor this article in its current format. She feels we should write a letter to Mr. Barrett stating we are not opposed to the concept, but feels we can't endorse it the way it

presently stands. Mr. Conroy stated we would be making a statement to various boards and committees, but this is from one individual. We have nothing to respond to. We are in limbo as we were not officially asked to do this. Ms. Khatib suggested a cooperative discussion with the Select Board, ZBA, Planning Board and the WHP to discuss the contents of the bylaw.

Mr. O'Leary moved we send a letter to Mr. Barrett, resident of Walpole, telling him that we read his letter and we feel that while the IZB is valid, it's not the position of the Planning Board that we should do the task they have been assigned. Motion seconded by Mr. Conroy. Mr. Czachorowski asked that we just send a letter to the WHP thanking them for their work and not make this a personal thing. Mr. Conroy stated it should go back to the author. Motion voted 3-2-0 (Khatib and Czachorowski voting against the motion.)

It was moved, seconded and voted to adjourn. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk

Accepted 1/7/21