

WALPOLE PLANNING BOARD MINUTES OF DECEMBER 7, 2023

A regular meeting of the Walpole Planning Board was held on Thursday, December 7, 2023 at 6:30 p.m. in the town hall main meeting room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Abate, Clerk; Philip Czachorowski, Paul Smith and Carl Balduf, Town Engineer (7:32 p.m.).

The board went into Executive Session at 6:34 p.m. to discuss pending litigation and went back into regular session at 7:31 p.m.

Minutes: Mr. Conroy moved to accept the minutes of November 2, 2023. Motion seconded by Mr. Smith and voted 5-0-0.

7:32 p.m. Bristol Industrial Subdivision Continued Hearing: Mr. Conroy read a letter dated December 5, 2023 from Atty. Jeffery Tocchio, DTM, 175 Derby Street Hingham, MA 02043 requesting to withdraw the definitive subdivision plan without prejudice for Bristol Bros. Development Corp, Renmar Avenue and West Street. Mr. Conroy moved to allow the applicant to withdraw without prejudice as requested. Motion seconded by Ms. Abate and voted 5-0-0.

7:34 p.m. The League School of Greater Boston, Route 1, Case No. 23-07 Continued Hearing: Mr. Conroy read a letter dated December 7, 2023 from Atty. Nadine Bailey, Macchi & Macchi, Norwood, MA requesting to continue this hearing without prejudice and also granting the board an extension of time up to and including January 31, 2024.

Mr. Conroy moved to accept an extension of time up to and including January 31, 2024 as requested. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued this hearing without testimony as requested to January 18, 2024 at 7:15 p.m.

7:36 p.m. 120 & 126 South Street, Case No. 23-06 Continued Hearing: Mr. Conroy read letters received from the Fire Chief dated November 2, 2023, Deputy Fire Chief dated December 4, 2023, Board of Health dated November 21, 2023 and Conservation Commission Land Disturbance Permit dated November 30, 2023. Mr. Balduf discussed his comments dated November 27, 2023.

The applicant was represented by Bill Buckley, Bay Colony Group, Foxboro, MA. He stated that most of the things he had to do were in conjunction with the Building Inspector, Fire Department and Mr. Balduf. He stated that all the unit doors will be put in shortly, even if there is only one tenant. Ms. Abate questioned there being only one entrance/exit and also a traffic study. Mr. Buckley stated they have pulled the landscaping back for sight distance improvement and feel leaving the entrance and exit as presented is the best way to proceed. Ms. Abate questioned the dumping at the back of the site and asked if that had been addressed. Mr. Buckley stated he doesn't know, but it is a condition of approval issued by the Conservation Commission. Mr. Balduf stated that both the Conservation Agent and Building Inspector were working on this issue and it will be taken care of it. Mr. Czachorowski questioned the riverfront area. Mr. Buckley stated the Conservation Commission had asked for a different plan showing more detail. Mr. Czachorowski questioned the landscape area and asked where it is in the plan set. Mr. Buckley stated Sheet L-1 shows it and anything that is not shown on the Landscape Plan will be just grass. Mr. Czachorowski also questioned the driveway in and out and Mr. Buckley stated it didn't change. Mr. O'Leary questioned the handicap parking being one space at each end of the building. Mr. Buckley stated it can be moved if necessary.

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Mr. O'Leary asked if there will be any outside storage of materials and Mr. Buckley stated no. Mr. Conroy recommends that bollards be put in front of the overhead doors for safety and Mr. Buckley agreed.

There were no comments from the public.

Mr. Conroy moved to approve this application with the board's standard conditions and two special conditions: 1) clean up of the site as requested by the Conservation Commission and 2) all items from the town engineer's comment letter dated November 27, 2023 are to be addressed prior to plan endorsement. Motion seconded by Ms. Abate and voted 5-0-0.

ANR – Paravano, 1178 Washington Street: The applicant was represented by Dan Merrikin, Legacy Engineering, Millis, MA. Mr. Merrikin stated this property is located across from Bonnie Road and the existing house is non-conforming due to the frontage. They are proposing to chop the lot up into three pieces, 58, 59 and 60 and noting that Lots 59 and 60 are not buildable. The new lot will have 8' more frontage.

Mr. O'Leary questioned the existing frontage and Mr. Merrikin again stated there will be 8' added to the present frontage. Mr. Merrikin stated he is creating two unbuildable lots, and one will be purchased by an abutter.

Mr. Conroy moved to endorse the ANR plan as presented and reviewed by the Town Engineer. Motion seconded by Ms. Abate and voted 5-0-0.

ANR – 6 Lilac Court Continued Hearing: This hearing was continued from November 2, 2023 as the applicant needed to have both the owner and applicant sign the application.

Mr. Conroy moved to endorse the ANR as presented and reviewed by the Town Engineer. Motion seconded by Mr. Czachorowski and voted 5-0-0. The applicant took the endorsed mylar and will return copies to the office.

8:10 p.m. 104 Main Street Continued Hearing, Case No. 23-05: Mr. Conroy opened the hearing and read the public hearing notice. The applicant was represented by Brent Tardiff, Ardent Group. He stated they are before the board for the purpose of expansion of the parking lot and the building is non-conforming. They had previously asked to continue in order to receive approval from the Zoning Board with regard to a special permit.

Mr. Balduf, town engineer stated the original plans were dated June 27, 2023 and just recently Mr. Tardiff submitted a plan that was recently approved by the Zoning Board. Mr. Conroy informed Mr. Tardiff that we need copies of the revised plans so that we can send them out for comments.

Mr. Conroy stated the plans and application filed with Zoning Board was for a special permit. He asked if they have a SWEPP analysis approved by the Fire Department and Mr. Tardiff stated no, but they will do that. Mr. Conroy stated the fire department may change the curb cuts that are existing, which means you may have to file with the DOT also. Mr. Conroy questioned the handicap spaces and stairs, but not a ramp. He feels there should be a ramp there and asked Mr. Tardiff to check with the Building Inspector. He asked that any changes to be made be done prior to resubmitting any plans to us.

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Mr. Tardiff stated that the Zoning Board was concerned that the ramp was always blocked because people parked there. They also requested bollards.

Mr. Smith questioned a left turn at this intersection. Mr. Balduf stated that pavement markings will be a solid line toward Norwood. Mr. Conroy asked if the applicant has the DOT plan regarding Route 1A and Mr. Tardiff stated yes.

Mr. Conroy stated we need clarification from both the Building Inspector and the Fire Department, lighting needs to be shown on the revised plans and we need a landscaping plan.

Mr. Conroy moved to accept an extension of time up to and including February 28, 2024 as granted by Mr. Tardiff. Motion seconded by Mr. Czachorowski and voted 5-0-0. Mr. Conroy continued this hearing to February 15, 2024 at 7:10 p.m. as requested by Mr. Tardiff.

Hunter Lane: Mr. Conroy moved to release the bond in its entirety contingent upon receipt of notice from the two residents on the street that they no outstanding issues. 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 8:46 p.m.

Respectfully submitted,

Catherine Turco-Abate. Clerk

Accepted 1/18/24