

## **WALPOLE PLANNING BOARD MINUTES OF JANUARY 3, 2019**

A regular meeting of the Walpole Planning Board was held on Thursday, January 3, 2019, at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman (7:10 p.m.); Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, John Charbonneau, Community Development Director; and, Margaret Walker, Town Engineer.

Mr. Romeo opened the meeting at 7:04 p.m.

**Minutes:** Mr. Romeo moved to accept the minutes of December 6, 2018. Motion seconded by Ms. Abate and voted 4-0-0.

**Town Meeting Articles:** Mr. Moraski submitted five (5) articles for consideration for the Spring town meeting. Article #1 was regarding the Mullin Rule. Mr. Conroy made a motion to move forward with #1. Motion seconded by Ms. Abate and voted 5-0-0. Article #2 and #3 are regarding the addition of a clubhouse, meetinghouse, community center to Section 10-C.2.A (10-Acre AQV site requirements) and Section 10-C.6.A a (15-acre AQV site requirements). Mr. Conroy made a motion to move forward with Articles 2 and 3. Motion seconded by Mr. Moraski and voted 1-2-2 (Moraski voting in the affirmative; Romeo, Khatib voting in the negative; Abate and Conroy abstained). Article #4 and Article #5 are regarding requiring that 10% of a 10-Acre project and 10% of a 15-acre project be designated as Affordable Housing Units. Mr. Conroy moved to proceed with Articles 4 and 5 as presented. Motion seconded by Ms. Abate and voted 3-2-0 (Romeo, Khatib voting against the motion).

**7:40 p.m. Titanium Group, 2285 Providence Highway, Case No. 18-15:** Mr. Conroy read an email from Atty. Christopher Alphen requesting to continue this hearing without testimony to February 21, 2019 and granted the board an extension of time on which to take action up to and including March 31, 2019. Mr. Conroy moved to accept an extension of time up to and including March 31, 2019. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to February 21, 2019 at 7:30 p.m.

**High Oaks Subdivision:** Mr. Conroy read an email dated November 21, 2018 from Greg Walsh granting an extension of time on the bond to June 1, 2019. Mr. Conroy moved to extend the High Oaks bond up to and including June 1, 2019 as requested. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy moved to decrease the bond to \$214,224.00 as per a recommendation received from Margaret Walker, Town Engineer dated August 13, 2018. Motion seconded by Mr. Moraski and voted 5-0-0.

**7:45 and 7:46 p.m. Highland Development Ventures, Foxhill Road and Providence Highway, Site Plan Approval, Case No. 18-17 and (2) Special Permits, Case No. 18-18:** Mr. Conroy read the public hearing notice. The applicant was represented by Atty. Thomas Brady,

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West Street, Walpole, MA. Also present was Adam Hurd and James Bernadino, Bohler Engineering.

Mr. Brady stated they are seeking to construct a self-storage facility that will be visible along Route 1 and will include a climate controlled area, security cameras, and a sprinkler system. He stated they have received a permit from the Conservation Commission. They are also presently scheduled to be before the Zoning Board of Appeals on January 16, 2019 with regard to parking. They will also need permission from the Board of Selectmen to put in utilities as there is presently a two-year moratorium on opening up the roadway.

Jim Bernadino, Bohler Engineering presented a site plan and stated the land is currently undeveloped. They are proposing a three-story building and three loading areas. He stated that sixteen parking spaces would be more than adequate for this site. There will be 42.5% impervious coverage and there will be zero run-off from the site. They have done groundwater testing to confirm design assumptions which were included in the original filing. The site will be serviced by public gas and electric and there will be an onsite septic disposal system. They also presented a landscape plan showing screening and vegetation on site and also lighting and erosion control plans. Mr. Bernadino stated they have received a Land Disturbance Permit and Order of Conditions from the Conservation Commission. They have engineering comments and will be doing a revised plan. They feel they have adequate access for fire trucks off Fox Hill Drive as there is more than 26 feet around the entire site. He stated they will set up a meeting with the Fire Department.

Atty. Brady stated the building meets all the regulations and no variance is required. Mr. Conroy read comments from the Zoning Board, ConCom, Sewer and Water, Police, and Board of Health.

Mr. Conroy asked the number of bathrooms on site and Mr. Bernadino stated only one and it will use 50 gallons/day but the septic is designed for 300 gallons/day. He stated they also coordinated fire flow tests and there should be no issues. Regarding the Board of Health comments, Mr. Conroy asked Mr. Charbonneau to find out the vote and who their comment letter dated December 17, 2018 is from.

Adam Hurd, Highland Ventures stated there will be no unpacking of boxes on site and any disposal will be worked out with management; and, very little waste will be generated. Mr. Conroy questioned the list of chemicals on site. Atty. Brady deferred to Mr. Hurd who stated this is an indoor facility and there will be no hazardous materials on site. Mr. Conroy stated that household quantities will come into question and we will need a list of what you can and can't store. Atty. Brady agreed to provide that list. Mr. Hurd submitted a customized lease used in Massachusetts stating they don't permit food or hazardous materials. He stated people usually lease for six month or less. Their tenants are worried about mold and climate control. The floor will be concrete and nothing will penetrate that. Ms. Walker questioned snow storage and Mr.

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Bernadino stated that will be shown on the revised plans. Ms. Walker questioned site lighting and directory signage.

Mr. Bernadino explained there will be limited sign spill over and there will be a 95 s.f. sign and also there will be signage within the building itself. They have submitted revised plans to Conservation already. Mr. Charbonneau reviewed his comments. Mr. Bernadino feels those comments will be easily fixed.

Mr. Moraski asked if the Davis Company is part of this project. He also questioned how they calculated the site plan approval fee as he feels they owe us an additional \$5,200. Atty. Brady stated he will review that. Mr. Moraski questioned the impervious cover, hours of operation, the septic plan, and the run off of gas and oil from the driveway. He asked why they are not connecting to sewer and Ms. Walker stated there is none available.

Ms. Abate questioned whether or not they are elevating the site. Mr. Bernadino explained what they based their calculations on and stated that after the project is done it will be about the same or a little bit lower than what is presently there. Ms. Abate asked for clarification on the parking and Mr. Bernadino stated they will need sixteen spaces. Ms. Abate questioned Ms. Walker not being on site for the soil testing, but was told the Board of Health was there. Ms. Abate also questioned "free rent". Mr. Romeo questioned the access by the Fire Department. Mr. Bernadino explained the access provided and the access gates proposed. Mr. Romeo asked if there will be any shipping and receiving at this building. Mr. Hurd stated some tenants might occasionally work this out with management, but it is not a typical thing. Mr. Romeo questioned the security with no one being there during off hours. Ms. Khatib wants Ms. Walker to be comfortable with what is being proposed here and would like the correct information shown on the plan due to this being in the WROPD. Mr. Bernadino agreed to do so and stated there will be quality control on site during construction. Ms. Khatib would like a special condition specifying what we are approving and what we are not approving. She would also like the surrounding streets to be better identified on the locus map. Mr. Bernadino agreed. Ms. Khatib questioned the parking and asked them to go over that. Mr. Bernadino stated the tenants will have access within the loading area and gates as well as to the building. Ms. Khatib would like to make sure the fire department is comfortable with what is on the plan. Mr. Bernadino will talk to them about what is being proposed. Ms. Khatib questioned the owner of the easement, the lighting, the hours the lot will be lit, the free-standing sign and its location shown on the plan. She also questioned the 150' septic buffer and Mr. Bernadino stated he was not sure if that is a regulation of the Conservation Commission or the Board of Health. Mr. Conroy questioned the gates and asked if there will be one at the entrance. Mr. Bernadino stated no and that only the exterior units will have a gate. Mr. Conroy also questioned the use of power jacks.

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Atty. Brady granted the board an extension of time up to and including March 31, 2019 for both applications. Mr. Conroy moved to accept an extension of time on which to take action up to and including March 31, 2019. Motion seconded by Mr. Moraski and voted 5-0-0.

Arthur Cook, Route 1 stated he is an abutter to this property and he thinks this is a good thing for this lot and they will not be needing lots of town services. He also thinks they would be good neighbors and will be a good tax base.

Mr. Conroy continued the hearings to February 21, 2019 at 7:20 p.m. and 7:21 p.m. Atty. Brady stated he will confirm the exact fee as requested by Mr. Moraski.

**9:20 p.m. Rojo Carwash Continued Hearings, Case No. 18-10 and 18-11:** The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood and John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Glossa stated he met with Robert LeBlanc, Tree Warden, because Pine Street is a scenic road. Mr. LeBlanc forwarded a letter to the Planning Board dated December 10, 2018, which stated that there are no public shade trees within the scope of work and within the public right of way at this location and also no stone walls. Mr. Glossa stated he met with Luke Parlon, Police Department Safety Officer. His concern was water being tracked out onto the public way. He explained that the water cannot leave the building due to stormwater management. Mr. Glossa stated that the Conservation Commission and John Shalbey are aware of this concern. Mr. Glossa also submitted some pictures of the hot air dryers. Mr. Shalbey checked with the building inspector regarding LED lighting. He also submitted a letter from the School Department as requested by the board. They also had to widen the pavement by 2-3' in a spot because the fire trucks would be hitting the curb.

Atty. Philip Macchi presented the board with an 8-page handout dated January 3, 2019 which addressed the board's concerns with regard to grading and on-site filing. Mr. Conroy asked if the car wash was in Area 2, could this be built. Mr. Macchi stated no. Mr. Moraski suggested that a separate plan be done for MA Dot. Mr. Conroy said notes could be added to that separate plan. Mr. Conroy read the new comments that were received and stated we need an updated letter from the Police Department. Mr. Glossa stated that a condition of approval could be that no water can leave the building as mandated by the Massachusetts Stormwater Management law. Mr. Conroy asked Mr. Glossa to provide us a copy of that law.

Ms. Khatib questioned the business sign and asked that it be located on the plan with the dimensions to the lot lines. She also questioned if the "keep right" sign is double sided. She requested that there be an arrow showing the way to the car wash. Mr. Moraski stated he doesn't understand the flow and offered the following recommendations: 1) raised island separating the exit and entrance; and, 2) two signs facing them so they don't take a left turn. Mr. Shalbey stated this plan is designed by a car wash company with regard to safety and flow of the lot.

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Mr. Moraski stated he has some conditions of approval and will give them to Mr. Charbonneau. Mr. Macchi stated he will meet with Mr. Charbonneau.

Diane Kahalen, Whiting Avenue stated there are eight other car washes within this location. She also didn't know about this. She questioned the following: is the water going to be recycled, pollution, lighting, noise, animals, high tension wires and conservation land. Mr. Glossa responded to her concerns. Mr. Macchi stated he will work with the town planner on a decision to include all the conditions, they will make the changes that were requested tonight and will meet with Luke Parlon, Walpole Police Department.

Mr. Conroy continued this hearing to January 17, 2019 at 7:15 p.m. and 7:16 p.m. Mr. Glossa stated he will have new plans in the office by January 8, 201. The board agreed that the new plans would not be sent out to the town boards and committees for comment.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 5-0-0. The meeting adjourned at 10:40 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted January 17, 2019