

## WALPOLE PLANNING BOARD MINUTES OF JANUARY 7, 2021

The Planning Board held a Zoom meeting on Thursday, January 7, 2021 at 7:00 p.m. 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 7:05 p.m.

**Minutes:** Mr. Conroy moved to accept the minutes of October 1, 2020. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to accept the minutes of December 1, 2020. Motion seconded by Mr. O'Leary and voted 5-0-0.

**ANR – Pomer, 350-366 North Street:** The applicant was represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. He stated there is adequate frontage, width and the zoning circle fits. The property of Donald Pomer, Sr. is nonconforming. Mr. Balduf stated he agrees that this ANR meets the requirements. Mr. Conroy moved to endorse the ANR plan as presented. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to allow the board's administrative assistant to sign the board members' names to the ANR and to initial each name. Motion seconded by Ms. Khatib and voted 5-0-0.

**Optima Group:** Mr. Conroy moved to allow the applicant to withdraw without prejudice as requested by their attorney, Philip Macchi. Motion seconded by Mr. O'Leary and voted 5-0-0.

**173 Pemberton Street Final Bond Release:** Mr. Balduf stated he is all set with this two lot subdivision. Mr. Conroy moved to release the bond in its entirety. Motion seconded by Mr. Czachorowski and voted 5-0-0.

**John Hasenjaeger re: request to return filing fee monies:** Mr. Hasenjaeger requested via email dated December 14, 2020 that the Planning Board return his filing fees for Lincoln Road Estates Preliminary Plan in the amount of \$2,000 and paid on March 5, 2015. He further requested a return of the filing fees for the Pinnacle Point Multi-Family Subdivision in the amount of \$4,500 paid on January 23, 2018.

Mr. Conroy stated that the board went through the review process and both applications were denied. After a brief discussion, Ms. Khatib moved to deny Mr. Hasenjaeger's request. Motion seconded by Mr. Conroy and voted 5-0-0.

**TMC, 100 Elm Street Plan Endorsement:** Mylars were not received. Mr. Conroy asked that this not be added to another agenda until they are received in the office.

**Garden Path Preliminary Subdivision:** The applicant was represented by Dan Merrikin, Legacy Engineering, Millis, MA. He stated the property is in the estate of the deceased owner and they are proposing six lots each with 125' of frontage and a 750' road. He stated the entire site drains into a low spot elsewhere on the property. The lots will be on town water and sewer.

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Mr. O'Leary had no issues with the plans. Ms. Khatib asked Mr. Merrikin to add "single family subdivision" on the cover sheet. She asked if all the natural feature is shown on the plan and Mr. Merrikin stated yes. Ms. Abate stated she is all set. Mr. Czachorowski questioned the Lot 2 infiltration and asked if it will be a deep structure. Mr. Merrikin stated they are working on the drainage calcs now and they have to mimic existing conditions. Mr. Conroy was all set.

Mr. Conroy moved to grant tentative approval for Garden Path Preliminary, 585 Washington Street, Walpole, MA. Motion seconded by Ms. Khatib and voted 5-0-0.

**High Oaks Preliminary (off Delaney and Dover):** The applicant was represented by Rob Truax, GLM Engineering, Holliston, MA. He stated there are 13 lots proposed and three roads going into the subdivision. There will be four lots off Dove r with a 480' roadway; two lots off High Street with a 300' roadway and seven lots off Delaney with a 720' roadway. Mr. Truax stated there are no waivers being requested at this time and they haven't reviewed the drainage yet. Correspondence was received from the Board of Health and Engineering.

Mr. O'Leary questioned the lots on pages 4, 5, and 6. He asked that a matching line be added to the definitive plan so he can tie the sheets together. Ms. Khatib asked about feedback from ConCom. Mr. Truax stated they have filed an ANRAD and they have a definitive line now. There is quite a bit of upland. Ms. Khatib asked that the appropriate number of upland be shown. Mr. Truax stated all lots will conform to upland requirements, the circles, etc. He will provide a new road name and there will be multiple conservation filings. Ms. Abate is all set. Mr. Czachorowski questioned the cul-de-sac. Mr. Conroy asked Mr. Truax to check the square footage for Lots 2 and 4.

Mr. Conroy moved to grant tentative approval on Oakwood Estates. Motion seconded by Mr. O'Leary and voted 5-0-0.

**8:05 p.m. Alsarabi Estates continued hearing:** The applicant was represented by Dan Merrikin, Legacy Engineering, Millis, MA. Mr. Conroy stated the only comments received were dated December 29, 2020 from Dep. Chief Paul Barry. Mr. Merrikin stated he had submitted revised plans within the required fourteen days which were based on previous comments from the Town Engineer and other board comments. He stated the property is located at 32 Starlight Drive and was the old Pinebrook subdivision, which is only 18' wide. He met with Paul Barry and he had asked that the island be eliminated. They will submit a revision showing the driveway being widened. They are proposing three stormwater basins. They are also proposing light poles at each end and in the middle of the road. Mr. Conroy stated we didn't get comments back from the Board of Health or updates from the town engineer and fire department.

Mr. O'Leary questioned ledge removal and also the existing chicken coop and building on Lot 2 and the brick oven on Lot 3. He asked how long the existing house has been there. Mr. Merrikin stated since 1998. Mr. O'Leary asked if there will be separate septic systems and Mr. Merrikin stated yes. Ms. Khatib stated we need the deputy fire chief to be satisfied. She asked Mr. Merrikin if he is agreeing to widen the driveway as requested. He stated it will be 22' when finished. Ms. Khatib asked if they had discussed the grade specifically and Mr. Merrikin stated no, but he can. There is access for a fire truck.

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Ms. Khatib asked that the radius of the cul-de-sac be added to the plan and Mr. Merrikin stated it is there already. Regarding the Board of Health, Mr. Merrikin stated they submitted comments on the original plan and will discuss the revised plan at their next meeting. Ms. Abate stated she will wait for the remainder of the comments from the various boards and committees to come in. Mr. Czachorowski asked if there will be a Homeowners' Association and Mr. Merrikin stated yes. This is being proposed as a private way. Mr. Czachorowski questioned the ledge and stone to be removed. He also asked if the wires will be underground and Mr. Merrikin stated yes. Mr. Czachorowski questioned the sight distance and Mr. Merrikin responded it is shown on the locus sheet, 250' to the north and all the way to Old Town Road the other way.

Mr. Conroy asked for comments from the public and there were none.

Mr. Conroy asked for an extension of time. Mr. Merrikin granted that request up to and including February 26, 2021. Mr. Conroy moved to accept an extension of time up to and including February 26, 2021. Motion seconded by Ms. Khatib and voted 5-0-0. Mr. Conroy continued this hearing to February 4, 2021 at 7:20 p.m.

**Request for Comments re: 270 Moosehill Road:** Mr. Balduf stated that 270 Moosehill Road needs to do on-site septic and stormwater management, as this site is very small and a lot of units are proposed.

**IZB:** Mr. Czachorowski stated he sent an email to Mr. Conroy asking to be added to tonight's agenda to discuss the procedure for bringing back a previously voted item. Ms. Khatib stated that the people of Walpole are looking to the Planning Board to bring this article forward. Ms. Abate stated she doesn't want to rehash this and feels there is no question that this needs to move forward. She questioned how a member of the Planning Board can do this when the WHP was appointed by the Board of Selectmen to do it. There is a group that has been formed and appointed to see this through. Mr. Czachorowski stated the Planning Board has a responsibility to do this. The WHP voted to invite the Planning Board to meet jointly with the WHP and Zoning Board. Mr. Conroy stated that is not on tonight's agenda so we cannot discuss this. We previously voted 3-2-0 that we would not be the leaders of Inclusionary Zoning. Mr. Czachorowski stated this is something different and Mr. Conroy disagreed. Mr. Czachorowski asked to add a discussion to our next agenda to answer the invitation from the WHP to collectively work with them on the Zoning Bylaw, in particular the Inclusionary Zoning Bylaw.

Mr. Conroy moved to adjourn. Motion seconded by Mr. O'Leary and voted 5-0-0. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Philip Czachorowski, Clerk

Accepted 2/4/21