

WALPOLE PLANNING BOARD MINUTES OF JULY 18, 2019

A regular meeting of the Town of Walpole Planning Board was held on Thursday, July 18, 2019 at 7:00 p.m. in the Main Meeting Room in Town Hall. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chairman; Katie Turco-Abate, Clerk; Philip Czachorowski, John O'Leary, and Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:01 p.m.

Minutes: Mr. Conroy moved to approve the minutes of June 20, 2019. Motion seconded by Mr. O'Leary and voted 4-0-1 (Mr. Czachorowski abstained).

7:02 p.m. Hancock Court Residents' Hearing: Ms. Walker stated that all the bonded items have been taken care of and she recommends the Planning Board vote to release the bond in its' entirety and proceed with the street acceptance process. Mr. Conroy noted that no residents were present at this hearing.

Mr. Conroy moved to release the bond in its entirety and to proceed with the street acceptance process. Motion seconded by Ms. Abate and voted 5-0-0.

7:10 p.m. Tall Pines subdivision: Mr. Conroy stated this needs to go to town counsel. He also stated we need to contact the person involved from Bridgewater Bank.

Lost Brook Subdivision Bond Figure: Mr. Conroy moved to set the bond at \$376,000 as per recommendation of Ms. Walker. Motion seconded by Ms. Khatib and voted 5-0-0.

Echo Estates: Ms. Walker informed the board that the developer has not received a curb cut from the State as yet.

7:15 p.m. Walpole Housing Partnership discussion: Audrey Grace, representing the WHP, stated their goal is to pass inclusionary zoning and she would like the Planning Board's expertise in doing so. A discussion followed with input various by members of the WHP and questions asked by the Planning Board. After the discussion, Ms. Grace requested to be put on our next meeting agenda scheduled for August 15th. Mr. Conroy added the WHP to our August 15th agenda at 7:15 p.m. in order to allow them an opportunity to update the Planning Board on progress made.

8:02 p.m. Bristol Bros. Case No. 18-12 Site Plan Approval Continued Hearing; Case No. 18-13 Special Permit Continued Hearing; Case No. 19-02 WRPOD Area 3 Special Permit Continued Hearing: Mr. Conroy made a motion per a letter dated July 2, 2019 from Atty. Jeffery Tocchio of Drohan, Tocchio & Morgan requesting Case Nos. 18-12, 18-13 and 19-02 be withdrawn without prejudice. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy made a motion per a letter dated July 17, 2019 from Atty. Jeffery Tocchio of Drohan, Tocchio & Morgan requesting the Industrial Subdivision be continued without testimony to September 5, 2019 and also requesting an extension of time on which to take action up to and including September 30,

2019. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to September 5, 2019 at 7:32 p.m.

8:07 p.m. Salvatore Musto, West Street, Site Plan Approval, Case No. 19-06 and Special Permit, Case No. 19-07 Continued Hearings: Mr. Conroy stated that Mr. Czachorowski has signed an affidavit stating he has viewed the video of the June 20th meeting so he is able to participate and vote in this hearing process (Mullin Rule).

The applicant was represented by John Glossa and he stated the building size is now 70' x 220' which is different from the original submission. Mr. Conroy read letters from the Board of Health, ConCom, Inspection Department, Fire Department, Zoning Board and Engineering. Mr. Conroy stated that some of the special conditions will be sight distance triangle, fire truck turning radius sheets are to be made part of the site plan, address of the building needs to be discussed between the fire department and engineering department, and the O&M needs to be the most recent one. Mr. O'Leary questioned the sight distance, snow storage and what will be in the 3-sided shed. Ms. Abate questioned the storage of salt and sand and feels we should add verbiage to protect Mr. Musto. Mr. Czachorowski questioned heating oil deliveries, and asked if there is heating oil on the premises and/or storage of same, erosion control. Mr. Glossa stated he wasn't sure. Mr. Czachorowski asked if that would require storage permission and Mr. Glossa stated it was excluded because it would be only household quantities. Mr. Czachorowski questioned erosion control, snow, exterior lighting and the triangle at the end of the driveway as shown on Sheet 3 of the site plan. Ms. Khatib questioned the lock box and Mr. Glossa stated it is called a nox box per the fire department. She also questioned the need for more parking and the requirement for a landscape island at the end of each aisle, the building size needs to be changed on the plan, hazardous material insert, lighting in the bins and the railroad setback. Ms. Khatib asked why the shed was not located right up to the lot line and Mr. Glossa stated it was Mr. Musto's preference. She also questioned the handicap parking and signs. Mr. Musto agreed to add those details to the plan.

Mr. Conroy stated the Sewer and Water Commissioners are discussing new plans on Monday. He asked how they would like to proceed. Mr. Glossa stated they have agreed to 250 gallons, and he will amend the plans to show that. He thinks they are all set.

There were no further questions. Mr. Conroy moved to close the hearings. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to approve the special permit for Salvatore Musto, West Street, Case No. 19-07 with the following special conditions: 1) The work shall be in accordance with the Site Plan; 2) Allow a non-residential use that will render impervious more than 15% or 2,500 s.f., but not more than the impervious coverage permitted in the underlying district; 3) Allow the storage of liquid hazardous materials and/or liquid petroleum and the reporting and storage information be submitted to the Board of Health office of all onsite toxic and hazardous materials; 4) All Safety Data Sheets (SDS) will be retained on site and a copy of same given to the Board of Health and Planning Board; 5) Appropriate secondary containment and storage areas will be in place. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to approve the site plan for Salvatore Musto, West Street, Case No. 19-06, with the board's standard conditions and six special conditions. 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 9:15 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 8/15/19