

WALPOLE PLANNING BOARD MINUTES OF JUNE 1, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, June 1, 2017 at 7:00 p.m. in the Main Meeting Room at town hall. The following members were present: John Conroy, Chairman; John Murtagh, Clerk; Joseph Moraski, Marc Romeo and Elizabeth Dennehy, Community Development Director.

7:05 p.m. Manzo, 100 Elm Street Continued Hearing, Case No. 16-14: The applicant was represented by Atty. Mark Bobrowski, Concord, MA. He stated they have submitted all required materials to the board. They are not generating any new traffic and would like a waiver. Mr. Conroy read comments received on revised plans. Atty. Bobrowski stated there will be stickers given for use of the 189 parking spaces. Mr. Conroy asked if we have all the plans now and Atty. Bobrowski stated yes. David Mackwell stated the Conservation Commission doesn't have plan set #2, as that is just for the Planning Board. Mr. Conroy questioned the FEMA map. Atty. Bobrowski stated they are all set as nothing is in that flood plain area. FEMA is based on elevations. David Mackwell stated that this site plan is not going to disturb the flood plain. Mr. Conroy stated it is in the flood plain and you should take it up with whoever deals with flood plains, so they can decide whether or not you need to file. Atty. Bobrowski stated they met with the Building Inspector and he agrees with David Mackwell. Mr. Norton sent an email out on May 18 stating he agrees with Atty. Bobrowski on all questions. Mr. Moraski questioned whether or not there was a problem when they met with the building inspector or a problem with the little piece at the back of the lot. Atty. Bobrowski stated no portion of the lot is in the flood plain. Mr. Mackwell stated the map is only a guide. Mr. Conroy asked we have something that attests that the applicant has the parking required. Atty. Bobrowski stated they checked the number of allocated spaces and the total is 123 spaces needed out of 308 available. Mr. Conroy questioned the MBTA lease and Atty. Bobrowski stated there is no lease with them, but a month to month contract. He does have an affidavit from Mr. Manzo. Mr. Conroy stated he is not willing to accept that, but would like copies of the leases. Atty. Bobrowski stated they talked with David Norton and he doesn't see any need to submit copies of leases. They are not prepared to do that and he doesn't feel they should be public. Atty. Bobrowski asked if the board would like the affidavit and Mr. Moraski stated yes to make it part of the record.

Mr. Conroy asked who determined you were all set in 1953. Atty. Bobrowski stated the Zoning Board of Appeals. Mr. Conroy stated that should have been put in their decision. Atty. Bobrowski stated they found a 1956 picture from the Historical Society. Mr. Moraski asked if that came from our own town historical files and Atty. Bobrowski responded yes and the Zoning Board agreed the parking lot is grandfathered. Also, the Zoning Board gave them a number of waivers. Mr. Conroy stated he will be talking to the Building Inspector as he is not sure how you can have a parking lot in Area 2. Atty. Bobrowski stated the lot is 53% impervious, but they will be improving it by making it 50% when done. Mr. Moraski stated he doesn't see this as a prohibited use as per Section 12. Atty. Bobrowski feels they comply with Section 12-3-C-7. Mr. Moraski stated they are asking for two waivers. He agrees with the traffic study waiver. Mr. Moraski discussed the polyurethane piping, surveillance cameras, trash and recycle receptacles to be emptied regularly. Atty. Bobrowski agreed with those items. Mr. Moraski discussed offsite improvements and asked for a stop sign on West Street and the installation of a pedestrian LED blinking sign, which the applicant accepted as a condition of approval.

WALPOLE PLANNING BOARD MINUTES OF JUNE 1, 2017 (2)

Mr. Romeo stated he is more than satisfied with the answers received so far. Mr. Murtagh agrees with Mr. Romeo. He questioned the concrete curb and Mr. Manzo stated they changed that to granite. Mr. Murtagh asked if they filed with MA Dot and Mr. Mackwell stated not yet. Mr. Conroy stated he doesn't care about the type of pipe, but asks that they give Ms. Walker a copy of the submittal.

There were no public comments.

Mr. Moraski moved to close. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Moraski moved to allow a traffic report waiver. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Moraski moved to accept a waiver for the use of HDPE piping if the applicant so desires. Motion seconded by Mr. Murtagh and voted 4-0-0.

The board discussed standard and special conditions and also four conditions recommended by Margaret Walker, Town Engineer.

Mr. Moraski moved to approve Case No. 16-14 with the board's standard and special conditions as discussed. Motion seconded by Mr. Murtagh and voted 3-1-0 (Mr. Conroy voting in the negative).

8:07 p.m. John Corcoran, 95 West Street, and Case No. 16-12 Continued Hearing: The applicant was represented by Atty. Philip Macchi, Norwood, MA. Mr. Conroy read board comments that were received. He would like to add Ms. Walker's comments as a special note to our decision.

Mr. Moraski questioned the acoustics being a condition of approval. Atty. Macchi stated that would be a building code issue, but he would accept that they work with the Building Inspector on this issue. He stated they had an acoustical engineer review the plans. Mr. Moraski stated he is concerned with the health and safety of the residents. He asked if they would accept a special notation. Atty. Macchi stated yes, but this is not a Planning Board issue. Mr. Moraski discussed the architecture proposed for the building. Atty. Macchi stated this is an extension of a mill complex per the Zoning Board. He feels the design should be to the reasonable satisfaction of the Economic Development Director. He asked if they would agree to Planning Board members involved in this. Mr. Romeo stated it could be a subcommittee. He sees it as a brick versus some other fascia. He would like the building to fit in, but the other buildings should come up to the standards of this new building. Ms. Dennehy stated we don't want an Easter egg. Atty. Macchi stated they don't want this hearing to be continued. Mr. Murtagh would like Marc Romeo to work with Liz Dennehy on this. Mr. Moraski wants more brick. Ms. Dennehy asked if they would accept a condition similar to the Zoning Board's and Atty. Macchi stated yes. He suggested the board use the same condition as the Zoning Board, but include one member and Ms. Dennehy. Mr. Conroy stated you gave us a rendering, but now you are changing it. This could cause issues down the road. Mr. Moraski asked what about the rest of the building and Atty. Macchi stated they haven't gotten that far. Mr. Conroy stated we can only tweak this. Mr. Moraski stated we asked for all brick and Atty. Macchi stated no, they said some brick. Mr. Conroy feels the wording should be a member of the Planning Board and a member of the current staff from town hall, just in case Ms. Dennehy leaves. Ms. Dennehy stated the Zoning Board wanted more brick and more glass, but there was no objection to the overall design.

WALPOLE PLANNING BOARD MINUTES OF JUNE 1, 2017 (3)

Regarding the one board member to work with Ms. Dennehy, he wants to be clear that this is advisory, not binding. Mr. Conroy stated you can always tell them to go back to what was originally proposed.

Atty. Macchi stated he had two changes to the standard conditions: No. 7 should read "The Applicant shall further provide the Commercial Tenants with a copy of this Decision, as applicable"; and, No. 16 should read: "The Applicant shall complete construction within two years from the issuance of a building permit, unless an extension is granted by the Board."

Mr. Moraski moved to close the hearing. Motion seconded by Mr. Romeo and voted 4-0-0.

Mr. Moraski moved to accept the board's standard conditions with edits to Conditions No. 7 and 16. Motion seconded by Mr. Conroy and voted 4-0-0.

Mr. Moraski moved to accept the special conditions as discussed including Ms. Walker's special notes and an architectural assignment to a Planning Board member and Ms. Dennehy. Motion seconded by Mr. Romeo and voted 4-0-0.

Mr. Conroy moved to approve the site plan for Case No. 16-12. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Moraski moved to nominate Mr. Romeo to participate with a Staff member on the architecture of the proposed building. Mr. Romeo accepted the nomination. Motion seconded by Mr. Murtagh and voted 4-0-0.

Mr. Conroy moved that a member of town hall staff be part of this and presently it would be Elizabeth Dennehy, Economic Development Director or anyone who takes over that position. Motion seconded by Mr. Murtagh and voted 4-0-0.

ANR – Kingswood Estates: Mr. Conroy read an email dated May 17, 2017 requesting information on the filing of an ANR for 44 Bubbling Brook Road. Mr. Conroy stated they can't do an ANR if the subdivision is not bonded. They can do a modification to the subdivision or post the bond. The board agreed to forward this response to Mr. Glossa.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 4-0-0. The meeting adjourned at 9:45 p.m.

Respectfully submitted,

John Murtagh, Clerk

Accepted 6/15/17

