

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, June 20, 2019 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Sarah Khatib, Catherine Turco-Abate, 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 May 30, 2019. Motion seconded by Ms. Abate and voted 4-0-0.

Reorganization: Ms. Khatib moved to nominate Mr. Conroy as Chairman. Motion seconded by John O'Leary and voted 4-0-0. Ms. Abate moved to nominate Ms. Khatib as vice chairman. Motion seconded by Mr. Conroy and voted 4-0-0. Ms. Khatib moved to nominate Ms. Abate as clerk. Motion seconded by Mr. Conroy and voted 4-0-0.

Roscommon Subdivision: Mr. Conroy asked that we send a letter to Mr. Worthington to remind him that he would need to come back to the Planning Board if there are changes made to the Roscommon Subdivision, including GiGi's Way.

Hancock Court Subdivision: Mr. Conroy read a memo dated June 10, 2019 from Margaret Walker asking for a bond waiver. Mr. Conroy moved to allow a waiver of installation for one of the granite monuments as Ms. Walker stated there are sufficient monuments which have been installed. Motion seconded by Ms. Khatib and voted 4-0-0. Mr. Conroy set the residents' hearing for final bond release for July 19, 2019 at 7:00 p.m.

Tall Pines Subdivision: Mr. Conroy stated we have had complaints on the condition of the subdivision. Ms. Walker stated they have not paved it yet as the manholes are not right. The subdivision is fully built and is totally sold. She feels we need to ask town counsel how to proceed.

Mr. Conroy asked that we send a certified letter to Atty. Gladstone and the bank that holds the tripartite telling them we expect to see them at our July 18th meeting.

WALPOLE PLANNING BOARD MINUTES OF JUNE 2, 2019 (2)

Boyden Estates Subdivision: Mr. Conroy read a letter dated April 29, 2019 from Wall Street Development Corp. requesting a change in the required sloped granite edging as outlined in Section V-7 of the Zoning Bylaw to vertical granite. Mr. Conroy read comments dated May 7, 2019 from Margaret Walker, Town Engineer and a letter dated May 7, 2019 from Robert LeBlanc, Highway Superintendent.

Mr. Conroy moved to permit the use of VB granite in place of sloped granite on the straight aways with the condition that no piece be shorter than 4' long. Further, VA4 granite shall still be required for radius curb and inlet stones, as currently required. Motion seconded by Ms. Abate and voted 4-0-0.

Walpole Housing Partnership: Mr. Conroy read an email from Audrey Grace, WHP, requesting a meeting between the Planning Board and the Housing Partnership Committee, preferably on July 18th. Ms. Khatib asked they submit the items they would like to discuss prior to coming to the hearing. She would like specific language, examples and the more information given to the board ahead of time, the better.

It was agreed to invite them to our July 18th meeting at 7:15 p.m.

7:30 p.m. Brightview New Pond Village, LLC c/o Benchmark Senior Living Facility Site Plan Approval, Case No. 19-03 and Special Permit, Case No. 19-04: Mr. Conroy read the public hearing notice. The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. Mr. Conroy informed him there are only four members tonight and he stated they will proceed with the four members.

Atty. Macchi stated the locus falls completely with RB district and the current use is allowed by Section 10-A Residential Care Continuum as defined in Section 14 of the Zoning Bylaws. The site contains approximately 29.17 acres and the site was developed in 1987 as approved by Zoning Board of Appeals, Case No. 6/87. The work being proposed includes the expansion of the existing independent and assisted living building and the construction of four duplexes containing eight independent living units. No alterations are proposed to the existing onsite nursing home. The expansion of the building and addition of the duplexes brings the total

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (3)

independent living and assisted living units to 246. They are proposing to demolish the existing southern parking area and access drive for the construction of a new three-story assisted living facility along with paved parking areas, landscaping, stormwater management and associated facilities. There are also four cottages proposed on the north side of the property with a total of eight living units. Atty. Macchi stated they meet all the zoning requirements with the exception of parking stall depth.

Atty. Macchi addressed the applicable zoning bylaw sections, site plan review criteria, general site development standards and guidelines. He stated the intent of this application is to modernize the existing campus. The four new buildings will be completely shielded as they are below the tree line looking from Main and Bullard Streets and there will be minimal evidence of this expansion. There will be no new signage. Atty. Macchi stated there are wetlands on the site and there will be some impact to Willett Pond. They have an order of conditions from the Conservation Commission in hand. The lighting plan is in accordance with the town's standards and the only new lighting is to the doorways. They meet or exceed what is required for a buffer and there will be no increase anticipated in traffic. They are not proposing any access onto Bullard Street other than the existing emergency lane that is already there. Atty. Macchi stated each duplex will have a garage and space for three cars, all of which will conform to the zoning bylaw.

Mr. Conroy read comments received from town boards and committees. He stated that Paul Barry, Deputy Fire Chief has some issues. Jim Bernadino, Bohler Engineering, submitted some pictures taken this morning showing that the current operation has excess parking spaces available. He stated they would like to meet with the deputy fire chief to review his comments. They are proposing eight new units total. They have also been meeting with a representative from the Willett Pond Association. They received favorable feedback from the Zoning Board of Appeals. He stated there is an 18' access roadway that goes around the entire site; however, they will make the first access road 20', rather than 18'. He stated the Willett Pond Association had concerns about protection for the neighbors and also for Willett Pond. They have over 200' of undisturbed wetlands.

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (4)

Mr. Conroy asked for board comments.

Ms. Khatib asked where the nursing home area is and if they are they part of the calculations presented tonight. Mr. Bernadino stated yes. She questioned the parking lot and asked if those spaces are included in the calculations. Mr. Bernadino stated yes. Ms. Khatib questioned the number of parking spaces, the landscaping and the breakdown of units. She also questioned what happens when there is an increased demand for parking one or two times a year. Bill Cook from Benchmark Senior Living Facility stated they do have a van and two cars on site to use and also a mini-van to help with transportation issues along with valet parking off site. Ms. Khatib asked that plan be put in writing for the record. Ms. Khatib asked how the project will add recreational facilities and Mr. Cook stated there will be among other things, a bar, all day dining room, beauty shop, exercise room, library, garden area, outdoor dining room, private dining room, laundry room, walking trails and the like. Ms. Khatib asked if there will be sidewalks so pedestrians can walk and Mr. Cook said there will be nothing continuous. Ms. Khatib asked them to change the zone shown on Sheet 5 to RB. She asked that the containers for waste be properly screened and in accordance with our bylaw. Mr. Bernadino stated there are no new containers proposed. Ms. Khatib questioned the abutters' correspondence, the buffer in the northeast corner toward the abutters, affordable units, and the concerns put forth by the fire department.

Ms. Abate asked if there are different owners for the assisted living portion and the nursing home and Mr. Macchi stated there are multiple buildings but one owner. Ms. Abate questioned the number of units, and the amount of vacancies. She also asked if there is a problem by making these new units townhouses. Mr. Macchi stated no as there is only one owner, Benchmark.

Bill Cook stated that \$200,000-\$600,000 allows you to buy in which guarantees you a spot in the nursing home, memory care and assisted living and when you leave either you or your estate will get a percentage back

Mr. O'Leary questioned page 3 of the application. He stated there is a signature from a notary, but no seal. Mr. Macchi stated there is no requirement for the seal until this is recorded at the registry of deeds. Mr. O'Leary stated this is a

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (5)

residential use so no buffer zone is required. It looks like the buffer is down to 7'. Mr. Bernadino stated there will be one row of trees designed to be 30' tall and 20' in width and growing into each other, which will be 7-8' at planting. Mr. O'Leary questioned the sewer for the new eight units. Mr. Bernadino stated it will be a gravity feed system. Mr. O'Leary questioned how much square footage of woodland will be lost and Mr. Bernadino stated approximately one half acre at the rear of the site to allow for the detention basins. Mr. Conroy stated this is under a special permit and asked why they didn't need to file for an additional special permit. Mr. Macchi stated they are within the parameters of the original special permit and they are going where apartments use to be. Mr. Conroy asked if they are at 247 units or 250 and Mr. Macchi stated 250.

Mr. Conroy asked for comments from the public.

Alan and Patricia Connelly, 103 Bullard Street asked about the cottage directly behind their property. Mr. Bernadino stated they will be excavating and building into the hill and the Connelly's are 20' higher than they are. They will construct the eight units and mitigate with the same type of screening that is there today. Mr. Bernadino stated 120' to 130' of woods to the clearing will remain. Mr. Connelly also questioned trash pick up and generator start up. Bill Cook stated it is a State requirement that they have to routinely exercise a generator start up and trash pick up will be after 7:00 a.m.

John Mustonen, 7 Bullard Lane stated their main concern is the impact on Willett Pond and any water run off, noise impact, visual impact on the pond and abutters, and lighting needs to be shielded. Mr. Bernadino stated there will be no street lights, except the one at the end of their driveway. No flood lights are proposed. Mr. Mustonen stated they have been good neighbors, but they would like as much protection as possible. Part of this project is being built right in the 100' buffer zone. The trees shown took thirty years to grow. He would like natural plantings, not arborvitaes. Mr. Bernadino showed him where the plantings are proposed to be and what they will be. Mr. Conroy asked Mr. Bernadino to meet with the WPA and bring these concerns forward. Mr. Bernadino agreed.

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (6)

Katherine McDonough, 111 Bullard Street stated she is concerned with these people getting into the water and maybe there should be some fencing. People already walk on her property now. It is a swampy area and people could get hurt. She doesn't think they are getting much of a buffer now. She owns two lots, 10 Bullard Lane and 111 Bullard Street. She has a two-room cottage and a boat dock. Mr. Bernadino stated they are 211' from the pond's edge and can't go any closer than 200' and they are 50' to edge of Ms. McDonough's property. Mr. Conroy asked them to show more on their plans as he would like them to show how much they are cutting.

Leo Cesareo, Woodruff Road questioned the sewer and Mr. Bernadino stated it will be a duplex pump with an emergency generator.

Mr. Connelly, Bullard Street asked what the timeframe is and Bill Cook stated this time next year.

Mr. O'Leary stated the Conservation Commission mentioned shielding the lighting and Mr. Bernadino stated they need to re-evaluate that. Mr. Conroy stated safety first. Mr. O'Leary questioned the residents leaving the property. Mr. Cook stated he wasn't aware of that happening, but they would be amenable to a split rail fence.

There were no further questions. Mr. Conroy moved to accept an extension of time up through and including August 31, 2019 as granted by Atty. Philip Macchi, 1256 Washington Street, Norwood on behalf of the applicant. Motion seconded by Ms. Abate and voted 4-0-0.

Mr. Conroy continued this hearing to August 15, 2019 at 7:30 p.m.

9:12 p.m. Season's Market, Route 1 and Hilltop, Site Plan Approval, Case No. 19-04 and Special Permit, Case No. 19-05: Mr. Conroy read a letter dated June 4, 2019 from John Russell, Colbea Enterprises requesting that the two applications before the Planning Board be withdrawn without prejudice. Mr. Conroy moved to allow the applicant to withdraw Case No. 19-04 and 19-05 without prejudice as requested. Motion seconded by Ms. Abate and voted 4-0-0.

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (7)

9:15 p.m. Salvatore Musto, West Street, Site Plan Approval #19-06 and Special Permit, Case No. 19-07: Mr. Conroy read the public hearing notice. The applicant was represented by John Glossa, 46 East Street, East Walpole, MA. Mr. Conroy informed Mr. Glossa there are only four members present tonight. Mr. Glossa stated they will go forward with the four members. Mr. Glossa described the locus and showed the board an existing conditions plan. He stated this is an area of sand and gravel. They have done test pits which showed sand and gravel 10-15' down and then further down West Street, there is a water table at about 30". Mr. Glossa stated they have an Order of Conditions from the Conservation Commission for the proposed 220' x 60' building. Mr. Musto is planning on having an office on the second floor and storage of materials on the first floor. The rest of the building will be rented out to electricians, plumbers, etc. but not another landscaper. There will be access doors and a second building to be used as a sand or salt shed similar to the DPW, which will be under cover on a paved surface. They are in the WRPOD 3 area and the Industrial zone and this storage is allowed as long as it is on a paved surface and covered. The storage of sand, stone, loam and mulch is standard procedure for a contractor. The rest of the area will be for the storage of materials. This can't be seen from the street and run off will go into one of the basins. Both sewer and water are available in the street and they will connect the building to that. They will install floor drains and will have two water services coming in, a domestic service and a fire service. The building will also be sprinkled due to its size. Mr. Glossa stated they meet all the requirements as far as the rate of run off, recharge and removal of solids. Further, there will be storage of hazardous toxic materials in the WRPOD, such as diesel fuel, WD 40, oil, sodium chloride and truck wash soaps. They feel they have met the special permit requirements and storm water management requirements for the items to be stored.

Mr. Conroy read board comments. Ms. Walker questioned the sight distance and asked if that was measured. Mr. Glossa stated when the hill comes down, the site will be the level with the road. Ms. Walker asked how many yards of fill will be coming out and Mr. Glossa stated 40,000 yards which should take about two weeks and what they are taking out will be going across the street to Lorusso.

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (8)

Ms. Walker asked if the underground system has to be moved or if the drainage changes, do they have to come back to the Planning Board. Mr. Conroy stated yes for a modification.

Mr. O'Leary stated this is not the safest corner and we need to verify the traffic conditions at this location. He questioned the customer parking spots and if those located behind a fence are closed to the public. Mr. Glossa stated just at night for security reasons. Mr. O'Leary questioned the impact statement and asked if they are clear cutting everything and feels that should be part of the DIS. Mr. Glossa stated there are a lot of disturbances on this property, foundations that have been abandoned and also products abandoned. Ms. Abate asked if they leaving the existing brush as is. Mr. Glossa stated they are taking it down and it will look nice. She is concerned about the visibility and she would like to see plantings. Mr. Glossa stated they will be 30" or less. Ms. Abate questioned the building in the back that will hold the road salt. She asked if it will wash away. Mr. Musto stated it will be on a paved surface and covered. Mr. Glossa stated the shed will have 3 sides and a roof with one side opening. Ms. Abate asked if the chemicals in the building need to be in containers and if the chemical storage will satisfy the storage requirement. Mr. Musto explained the process. Ms. Khatib asked if there is office space all along the building and Mr. Glossa stated no. Ms. Khatib asked that they add to the cover sheet that this is in WRPOD 3 and Mr. Glossa agreed. Ms. Khatib would like the sketch for the containment area added to the plans. Also, there is no mention of the special permit anywhere on the plan. Ms. Khatib questioned the vehicle circulation and asked how a truck of vehicle traverses from the paved area to the gravel area. Mr. Glossa explained there will be gravel along something that will hold down the dust. Ms. Khatib asked that a scale be added to the locus map.

Mr. Conroy stated they need to show all the parking spaces now or they will have to come back to us when they rent out space. That way everything will be on the approved plan. He questioned the building in the back as he doesn't see the dimensions. Mr. Glossa stated it will be 70'x50'. Mr. Conroy asked how far it will be to the lot lines and Mr. Glossa stated he will check. Mr. Conroy questioned if millings are considered impervious. It is not considered impervious like asphalt, but he will check on this. He stated they are presently at 89%.

WALPOLE PLANNING BOARD MINUTES OF JUNE 20, 2019 (9)

Mr. Conroy stated he would like to see data from the police rather than a traffic study, if Mr. O'Leary is amendable to that. Mr. Glossa stated he will get a report from the traffic engineer and the police. Mr. Conroy asked the hours of operation and Mr. Musto stated 7:00 a.m. to 6:00 p.m. Mr. O'Leary asked if some of the people renting bays will leave their cars there and Mr. Musto stated yes. Mr. Conroy asked if this is similar to the building on South Street where Sinclair and Sully are located? Mr. Musto stated yes. Mr. Glossa stated this is a plus for the town. Sal owns the property now. It is a proposal that in in harmony with the abutters.

Mr. Glossa granted the board an extension of time through July 31, 2019. Mr. Conroy moved to accept an extension of time up to and including July 31, 2019 as per the applicant's engineer. Motion seconded by Ms. Abate and voted 4-0-0. Mr. Conroy continued this hearing to July 18, 2018 at 7:35 p.m. for the site plan and 7:36 p.m. for the two special permits.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 4-0-0. The meeting adjourned at 10:16 p.m.

Respectfully submitted

Catherine Turco-Abate, Clerk

Accepted on 7/18/19