

WALPOLE PLANNING BOARD MINUTES OF JUNE 7, 2018

A regular meeting of the Planning Board was held on Thursday, June 7, 2018 at 7:00 p.m. in the Town Hall Main Meeting Room. The following were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, Margaret Walker, Town Engineer; and, Tim Higgins, Community Development Director.

Mr. Conroy opened the meeting at 7:02 p.m.

Minutes: Mr. Conroy moved to accept the minutes of May 9, 2018 and May 17, 2018. Motion seconded by Mr. Moraski and voted 5-0-0.

Reorganization: Mr. Moraski nominated Mr. Conroy as Chairman. Mr. Conroy accepted nomination. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Moraski nominated Mr. Romeo as Vice Chairman. Mr. Romeo accepted nomination. Motion seconded by Mr. Conroy and voted 5-0-0. Mr. Moraski nominated Ms. Khatib as Clerk. Ms. Khatib accepted nomination. Motion seconded by Mr. Conroy and voted 5-0-0.

Atlantic Court Extension: Mr. Conroy moved to grant an extension of time for the Atlantic Court Extension subdivision up to and including August 1, 2018 as requested by Larry Stern. Motion seconded by Ms. Khatib and voted 5-0-0.

Olmsted Estates Subdivision: Mr. Conroy moved to grant a two year extension of time up to and including May 17, 2020 for the Olmsted Estates Subdivision as requested by Michael Viano. Motion seconded Ms. Khatib and voted 5-0-0.

ANR – Heavey, 1454 Main Street: Mr. Higgins and Ms. Walker reviewed the ANR plan and have no issues with the board endorsing it. Mr. Conroy moved to endorse an ANR plan entitled “Subdivision Plan of Land in Walpole, Massachusetts” dated April 26, 2018 and prepared by VHB, Inc., 101 Walnut Street, P. O. Box 9151, Watertown, MA finding Form A in order and subdivision control not required. Motion seconded by Ms. Khatib and voted 5-0-0. The owner’s title to the land is derived under deed from R. J. Heavey Company, Inc., dated 12/31/1986 and recorded in Norfolk County Registry of Deeds, Book 7394, Page 354. Said property is shown on Assessors Map 40, Lot 200, Zoning Districts LM and RB. The name of the applicant/owner is Michael J. Heavey, Personal Representative of Virginia L. Heavey, 7 Williams Street, Medway, MA 02053.

Walpole Mall Modification Determination: The Walpole Mall was represented by Atty. Joanna Hilvert, Macchi & Macchi, 1256 Washington Street, Norwood, MA. She stated the Mall was originally approved in October of 2007 and since then there have been ten modifications. The present request is for Chick Filet, which will be a 4,000 s.f building. There will only be two changes to the plan; i.e., location of some drainage and some parking.

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David Johnson, Norwood Engineering, Norwood, MA explained the location of Chick Filet on the Walpole Mall site, the proposed drive-through window and parking. Atty. Hilvert stated the original special permit was issued in 2008 and McMahon Associates did a shared parking analysis and it was found there is an excess of parking on the site.

Mr. Moraski questioned the eight bollards around the transformer, landscape, do not enter signage to prevent traffic from going across the lot and the lights shining on the cars going north on Route 1. He requested the placement of bollards around the outside seating for safety. Mr. Johnson thinks they addressed all that and will look into the bollards around outside seating. Mr. Moraski asked Atty. Hilvert to explain why this should be considered a minor modification. Atty. Hilvert this is one parcel consisting of 400,000 s.f. and what is being proposed is only 1% of that s.f. Therefore, site plan approval is not triggered. The drainage is changing, but not the impact or where it is going. Mr. Moraski stated the applicant has said they will not be open on a Sunday; therefore, should the board make that a condition of approval. Atty. Hilvert stated that right now they are not open on Sunday, but that could change, plus it was not part of the traffic analysis. Mr. Romeo asked if the end result of this Mall could this be like University Avenue with all the buildings being connected. Atty. Hilvert stated she knows nothing about connecting any buildings at this point. Mr. Romeo would like the parking flow changed to control the free-for-all with regard to the aisles.

Mr. Conroy moved that the addition of Chick Filet to the Walpole Mall be determined a minor modification. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy moved to approve the minor modification as presented with two special conditions: 1) bollards will be put in place to protect outside diners and 2) no lighting will shine on the northbound traffic. Motion seconded by Mr. Moraski and voted 5-0-0.

26 Baker Street: Mr. Conroy moved to endorse the subdivision plan as presented and reviewed by Ms. Walker and Mr. Higgins. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to accept the Form F covenant as presented and reviewed by Ms. Walker and Mr. Higgins. Motion seconded by Mr. Moraski and voted 5-0-0.

7:50 p.m. Pinnacle Multi Family Continued Hearing: Mr. Conroy opened the hearing for the purpose of continuing without testimony as per a letter from Mr. Glossa, Glossa Engineering dated June 7, 2018. Also, Mr. Hasenjaeger verbally granted the board an extension of time up to and including July 31, 2018. Mr. Conroy moved to accept an extension of time on which to take action up to and including July 31, 2018. Motion section by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to July 19, 2018 as requested at 7:40 p.m.

Renmar Preliminary Subdivision: The applicant was represented by Scott Golden, Hingham, MA. He stated they previously submitted an ANR plan and the two lots in question are fully compliant. One lot is 47 acres with 627' of frontage and the other is 8 acres with 274' of

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frontage. Mr. Conroy stated there are no waivers requested at this time and asked if they are using this as a zoning freeze. Mr. Golden stated yes. Ms. Khatib questioned where the proposed AQV will be, the frontage, and asked that the legal frontage be shown on the plan as all the frontage needs to be on the new road. The board also needs to confirm conformity. She asked if there are any plans for the other lot and Mr. Golden stated no. Ms. Abate questioned the high tension wires going through the development and Mr. Golden stated they will be. Mr. Moraski asked them to remove the word “proposed” from the plan as there is no such thing as a proposed preliminary plan. He also would like the comments from Ms. Khatib added to the plan. He feels there are a lot of things that need to be on the preliminary plan that aren’t there.

Ms. Walker read her comments. Mr. Higgins stated that due to time constraints of seven months, the applicant needs to follow up with a definitive filing within that time frame. Mr. Conroy stated we are waiting for input from the Board of Health and they are not meeting until June 19th. Mr. Golden granted the board an extension of time up to and including June 30, 2018 on which to take action. Mr. Conroy moved to accept an extension of time up to and including June 30, 2018. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to June 21, 2018.

Highbridge Preliminary Subdivision (Pulte): Mark Mastroianni, Pulte Homes, asked to continue this hearing without testimony until the board’s next meeting. He also gave the board an extension of time up to and including July 31, 2018. Mr. Conroy moved to accept an extension of time up to and including July 31, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this to July 19, 2018.

9:10 p.m. Worthington Green, Special Permit and Site Plan Approval Continued

Hearings: Mr. Mastroianni asked that the names of Worthington Place and Highbridge be changed to Pennington Crossing and Pennington Drive. Mr. Moraski moved to make the change in name as requested pending approval from E911. Motion seconded by Mr. Conroy and voted 5-0-0.

Mr. Mastroianni asked Mr. Michaud to speak to the traffic report. He recapped a meeting that he had with the police department, DPW, and Tim Higgins on June 1st. He also submitted separate responses to the town’s peer review. Mr. Michaud discussed the intersections of School and East Street, the Woodworkers driveway and the High Plain and East Street intersections. Mr. Conroy read comments from the Police Department, Concom, Fire Department, Health Department, Zoning Board. Phil Viveros, Project Manager, McMahon Associates, Taunton, MA also spoke. He was also at the June 1st meeting.

Mr. Mastroianni stated he would like to bring in their Stormwater Management people on June 21st. Mr. Conroy stated that agenda is already filled. He suggested this be continued to July 19th. Mr. Mastroianni agreed and granted the board an extension of time up to and including July 31,

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2018 for both special permit and the site plan. Mr. Conroy moved to accept an extension of time for both the special permit and the site plan up to and including July 31, 2018 as granted by Mr. Mastroianni. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued the Site Plan hearing to July 19, 2018 at 7:45 p.m. and the Special Permit hearing to July 19, 2018 at 7:46 p.m. The discussion that night will be stormwater management, the Sewer and Water Commissioners input and John Chessia.

Mr. Conroy read a request from John Glossa asking to meet with the board informally on June 21, 2018 for a short discussion on the Canahomes application. Also, Mr. Higgins asked that there be a short discussion on Old Diamond Street also on June 21, 2018.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Khatib and voted 5-0-0. The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 6/21/18