

## WALPOLE PLANNING BOARD MINUTES OF MAY 17, 2018

A regular meeting of the Planning Board was held on Thursday, May 17, 2018 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members 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 7:01 p.m.

**Minutes:** Mr. Conroy moved to accept the minutes of May 3, 2018. Motion seconded by Mr. Moraski and voted 4-0-1 (Mr. Romeo abstained).

**ANR – 3 Bubbling Brook Road:** Mr. Conroy moved to endorse an ANR plan finding Form A in order and subdivision control not required. Motion seconded by Mr. Moraski and voted 5-0-0.

**7:06 p.m. 1350 North Street Extension of Time:** Mr. Conroy moved to accept an extension of time up to and including July 31, 2018 as requested by the applicant. Motion seconded by Mr. Moraski and voted 5-0-0.

**Atlantic Court Extension:** Ms. Walker provided the board with an updated punch list.

**Walpole Housing Plan:** Mr. Conroy read a request from Mr. Flowers requesting a joint meeting. Mr. Moraski stated they are appointed by the Board of Selectmen and asked if they should go before them first as he feels the Selectmen should be in agreement with what they are doing. He would like a copy of their report and Mr. Higgins stated he would send it to him. Mr. Romeo stated he would like a copy of the report and outline. Mr. Higgins stated he will forward to him also. The board agreed to send an email to Mr. Flowers asking if the WHP can meet with the Planning Board on July 19<sup>th</sup>.

**Forms:** Mr. Moraski asked Mr. Higgins to come up with drafts of new forms to be put on our website. Mr. Higgins agreed.

**7:30 p.m. 1327 Main Street, Case No. 18-04 Continued Hearing:** The applicant was represented by Dan Merrikin, Merrikin Engineering, Millis, MA. Mr. Conroy read comments that had been received. Mr. Merrikin stated each tenant will have his own street address. He stated minor changes and adjustments were made after the last meeting, such as sign details, drainage changes, and two trees were removed and replaced with a landscaped island. The Zoning Board gave them a special permit for a drive through window as shown on the plans. Mr. Moraski stated he agrees with the separate entrance and exit as shown on the plan. He questioned the lighting and stated all of it needs to be facing downward. Ms. Abate feels this proposal is a great improvement for the area. She would have liked more parking, but sees that it is not possible. Mr. Romeo questioned the left turn out onto Route 1A and asked if there is a crosswalk near there. Mr. Merrikin stated there is one across both Main Street and Norfolk

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Street. This is a DOT road and he doesn't have the authority to change anything. Ms. Khatib asked if there is any update on the second tenant and Mr. Merrikin stated no. She stated she concurs with Ms. Walker's comments. Mr. Conroy has no issues.

There were no public comments. Mr. Conroy moved to close the hearing. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy moved to grant site plan approval for 1327 Main Street. Motion seconded by Mr. Moraski and voted 5-0-0.

Mr. Conroy moved to waive the Traffic Impact Analysis and Fiscal Impact Analysis. Motion seconded by Mr. Moraski and voted 5-0-0.

Mr. Conroy moved to include the following special condition as per Ms. Walker's letter dated April 24, 2018: utility as-builts in both paper and digital format shall be presented to Engineering for their permanent records, including swing ties. Motion seconded by Mr. Moraski and voted 5-0-0.

**7:41 p.m. Southside, LLC, Site Plan Approval, Case No. 18-06 and 7:42 p.m. Special Permit, Case No. 18-07:** Mr. Conroy opened the hearings and read the public hearing notices. The applicant was represented by Dan Merrikin, Merrikin Engineering, Millis, MA. He stated the existing Tufts Medical Center and Ryan Construction just want to add more parking. Tufts will occupy the whole building and Ryan Construction will move to the new location. They filed for a site plan for a change in parking and for a special permit for impervious coverage.

Mr. Conroy read board comments. Mr. Merrikin stated he needs to meet with the fire chief, so the plan may change a little. Ms. Walker addressed her comments and Mr. Higgins addressed his comments. Ms. Khatib questioned the WRPOD area, the parking aisles and stall dimensions, snow removal and location, and handicap parking. She also questioned the disposal of waste created by Tufts. Mr. Romeo asked if they are changing any aspect of that business and Mr. Merrikin stated no. Ms. Abate stated she feels this is well run and well-kept and has no issues. Mr. Moraski questioned the number of parking spaces. Mr. Merrikin stated he will look at that and add the correct number to the plan. Mr. Conroy asked if they need Board of Health approval like Walpole Park South and Mr. Merrikin stated this is different. Mr. Conroy stated we need some comment from the Board of Health which has not yet been received.

There were no public comments. Mr. Merrikin granted 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 Ms. Abate and voted 5-0-0. Mr. Conroy continued these hearings to June 21, 2018 at 7:25 p.m. and 7:26 p.m.

**8:00 p.m. Canahome, 763-765 Main Street, Site Plan Approval, Case No. 18-01**  
**Continued Hearing:** The applicant was represented by John Glossa, Glossa Engineering, 46

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East Street, East Walpole, MA. He stated there will no longer be a loading dock and no addition to the building. He received an email from abutter Donnell Murphy today and he would like a 6' high vinyl fence and some arborvitaes, which they will add to the plan. They removed the two parking spaces at the front of the building and there will be reconstruction of the sidewalk in front of the building. There will be no dumpster on site and the trash will be inside the building and taken away by a private contractor. Overflow parking will be in the rear of the building. There is presently an agreement with Donnell Murphy and Watson's Candy. The hours of operation will be 9:00 a.m. to 6:00 p.m., Monday through Saturday.

Mr. Moraski asked if they will need to continue tonight to make plan changes. Mr. Glossa stated he needs to take off the loading dock and add eight arborvitaes. Further, there will be no expansion of the pavement. He noted the owner recently repaved over what was already paved, which is simply a maintenance item.

Mr. Conroy read board comments. Ms. Walker addressed her comments. Mr. Higgins had no comment at this time.

Mr. Moraski stated it looks like they cut down some trees on the side and he has noticed them paving. He would like a final plan, not an ongoing plan. Mr. Glossa feels the addition of 6-8 arborvitaes and the removal of the loading dock could be conditions of approval. Mr. Moraski asked if the area where the trash will be is sprinkled and Mr. Glossa stated the whole building will be. Ms. Abate stated she has seen the construction trucks from Canahomes parked in front of Watsons and asked if there is an agreement with Watsons. Mr. Glossa stated yes and he will submit the agreement to the board. She questioned the loading dock being removed and stated she thought it would be necessary for pickup of kitchen and bath items. Mr. Glosa stated that product pick up will take place in Norwood. Ms. Abate questioned the granite curb out front. Mr. Glossa stated they are doing the final engineering now. Ms. Abate stated she is concerned about people cutting straight across Main Street to Kendall Street and feels that is an accident waiting to happen. Mr. Romeo stated they changed their plans and now there is no retail aspect at this location. Mr. Glossa stated he doesn't know what Mr. Romeo means. Mr. Romeo stated the board had previously discussed access to the building and showroom from the rear and now that has changed. Mr. Glossa stated he has asked Mr. Yebba about that but he didn't respond. The only way to get from the rear of the building now is to walk up between the building and Watsons. Mr. Romeo questioned the outside lighting and also the four "up" lights in the front of the building. Mr. Glossa stated he doesn't know of any restrictions. These are decorative lights. Mr. Romeo asked him to check into this as he didn't see these lights on any plans. Mr. Glossa agreed. Ms. Khatib asked Mr. Glossa to explain all the entrances around the building and where the main entrance is. Mr. Glossa stated there will be no entrance in the back, just a deck. Ms. Khatib questioned the handicap parking space and asked why it is where it is. Mr. Glossa stated it is where it is so they don't lose a regular space.

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Ms. Khatib would like to see something where Spaces 8 and 9 were. Mr. Glossa stated he would like to put bollards there. Ms. Khatib asked if that should be on the plan and Mr. Glossa stated probably. Ms. Khatib feels that should be a condition of approval. She questioned the “no left turn” signage on Kendall Street. She would like it changed to “right turn only” on Kendall Street. She also asked that Mr. Glossa add the dimension of the northeast corner to the plan and he agreed and she questioned the 10% landscape requirement, the fence and the arborvitaes. Mr. Conroy asked if the addition over the back parking lot is gone and Mr. Glossa stated yes. He questioned the four “up” lights not being on the plan and Mr. Glossa stated he can add them. Mr. Conroy stated the loading dock will be gone and the applicant wants to put a lift for people there and Mr. Glossa stated yes. This building has been there for 100 plus years. Mr. Conroy asked if he has a building permit presently and Mr. Glossa stated he thinks so. He thinks he is only using one floor, not the three floors. They would only need an elevator if there were three floors. Mr. Conroy feels we are jumping the gun on this. He questioned the placement of the elevator. He feels the plan before the board is not something the board can vote on as it is not complete. Mr. Glossa wants a vote tonight. Mr. Romeo stated he is having trouble with the word “lift” and asked Mr. Glossa to describe what that is. He stated it is like a chair lift. Mr. Moraski would like to stop tonight’s hearing and get a new plan after Mr. Glossa meets with his client. Ms. Abate stated maybe the applicant should come also. Mr. Conroy stated the plan in front of the board shows a loading dock. Mr. Glossa stated it is actually a loading door. Mr. Conroy stated it says “dock” with stairs going up to it. Mr. Glossa stated it says “dock” but it is a “door”. Ms. Khatib stated she would also like a new DIS submitted. Mr. Conroy moved to accept an extension of time up to and including July 31, 2018 as per Mr. Glossa. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to July 19, 2018 at 7:20 p.m.

**9:15 p.m. Nichols Pond Lane Subdivision Continued Hearing:** The applicant was represented by Rob Truax, GLM Engineering, Holliston, MA. He had submitted new plans dated May 3, 2018 which were revised to address Ms. Walker’s comments and also provided a copy of an easement plan on land owned by Lewis Park Trust. Mr. Wakefield also submitted an agreement he has with the people on Barachiah Lane. Mr. Conroy read comments; Ms. Walker and Mr. Higgins addressed their own comments.

Ms. Walker stated the drainage needs to be revised before the board approves this. Mr. Truax stated he will ask their counsel to add something to the Form F Covenant and the plan does conform to the Planning Board’s rules and regulations. Ms. Walker stated they are asking the board to rule on something that doesn’t work. She asked how many of these lots are registered land and Mr. Truax stated none.

Mr. Higgins asked who Lot A-2 will go to and Mr. Truax stated Lewis Park Trust and they will stipulate that.

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Mr. Conroy stated the Deputy Fire Chief doesn't want this road to be longer than 750'. Mr. Truax stated they are looking for a waiver from that 750'. They want a 1020' long roadway with no work on Barachiah. Mr. Wakefield, Lewis Park Trust, stated they met with the neighbors and made agreements with them. If the waiver were to be granted, Barachiah Lane would be deeded to the neighbors and Barachiah Lane would not be disturbed at all.

Mr. Romeo stated he is usually not in favor of any developer that wants to do something out of the ordinary or that is forcing the board to make a decision on putting neighbors and abutters at any risk. He is pleading with the board to vote to grant this waiver. Ms. Khatib stated her home has sprinklers and her street is longer than 1,000' and she feels very confident in our safety personnel. She wishes the applicant were more amendable to certain conditions, but in the interest of the other residents, she would vote to grant the waiver. Mr. Moraski feels the Fire Department is adamant about this. He feels they do have another option that doesn't involve Barachiah Lane and satisfies the fire department. Ms. Abate stated she is not willing to go against safety concerns that have been discussed. Mr. Conroy stated all our options have been taken off the table by the developer. He has said no to sprinklers and no to everything. We have been put in the middle. The Deputy Fire Chief said no from the beginning and he also gave the applicant an out, but the developer doesn't want to do it. Nothing has been offered; he just wants to build the extra houses.

Mr. Conroy moved to approve the waiver for the dead end street to be longer than the allowed 750'. Motion seconded by Ms. Khatib and voted 2-3-0. (Khatib, Romeo voted in the affirmative; Turco, Moraski, Conroy voted in the negative). Motion did not carry. The waiver was denied.

Mr. Wakefield wants to continue the hearing to discuss this issue. He granted 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 hearing to July 19, 2018 at 7:35 p.m.

Ms. Khatib asked that the endorsement blocks be corrected to show Walpole Planning Board, rather than Holliston Planning Board.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 5-0-0. The meeting adjourned at 10:02 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 6/7/18