

WALPOLE PLANNING BOARD MINUTES OF MAY 5, 2022

A regular meeting of the Walpole Planning Board was held on Thursday, May 5, 2022 at 7:00 p.m. in the Main Meeting Room in Town Hall. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Sarah Khatib and Carl Balduf, Town Engineer.

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

Minutes: Mr. O'Leary moved to accept the minutes of April 21, 2022. Motion seconded by Ms. Abate and voted 4-0-0.

Ironwood Solar, 455 South Street, Case No. 21-07 Plan Endorsement: Mr. Balduf stated he is all set and the plans are ready for endorsement. Mr. Conroy moved to endorse the plans as presented. Motion seconded by Mr. O'Leary and voted 4-0-0.

54 Peach Street (Morrissey Way) Final Bond Release (Richard Adams): Mr. Conroy read a letter dated April 26, 2022 from Mr. Balduf, Town Engineer with an attached estimate in the amount of \$1,000 for paving Peach Street in the area of the utility connection at the end of the driveway. He stated that the quote does not exactly match what was shown on the approved subdivision plan but he feels it would more than cover the work required by the plan. Mr. Conroy stated that Mr. Adams can go ahead and complete the overlay in accordance with the approved decision or pay the town \$1,000 as per the quote that was forwarded to the board. If Mr. Adams chooses to go with forwarding the money to the town to finish this project, he would need to do a modification to the subdivision. He stated he will forward an email to Mr. Adams to explain what his options are.

7:17 p.m. East Walpole Clock Tower Continued Hearing, Case No. 22-02: Mr. Conroy read a letter dated May 5, 2022 from Dan Merrikin, Legacy Engineering, requesting to continue tonight's hearing without testimony and granting the board an extension of time on which to take action. Mr. Conroy moved to accept an extension of time up to and including June 30, 2022 as requested. Motion seconded by Ms. Abate and voted 4-0-0. Mr. Conroy continued this hearing without testimony to June 16, 2022 at 7:20 p.m.

7:19 p.m. 173 High Plain Holdings Continued Hearing, Case No. 22-01: Mr. Conroy read a letter dated May 5, 2022 from Dan Merrikin, Legacy Engineering, requesting to continue tonight's hearing without testimony and granting the board an extension of time on which to take action. Mr. Conroy moved to accept an extension of time up to and including June 30, 2022 as requested. Motion seconded by Mr. O'Leary and voted 4-0-0. Mr. Conroy continued this hearing without testimony to June 16, 2022 at 7:25 p.m.

7:21 p.m. Warwick Road Extension, 2-Lot Preliminary Subdivision: The applicant, Lou Petrozzi, stated they will probably ask for waivers from sidewalk construction at the definitive stage of the process. They will be connecting to town water and sewer. This subdivision backs up to Boyden Estates and there is an existing sewer easement that runs through the property, which will remain. Mr. Balduf agrees that the current design meets the standards for a roadway. The plans don't show a water line but it is at the intersection of Wall and Warwick Streets. Warwick Street is a public road, so any improvements would be under the jurisdiction of the Select Board. He requested that the street name be Warwick Road, not Warwick Road Extension. Mr. Conroy asked if this is an aquifer zone and Ms. Khatib stated it is in Area 4. Mr. Petrozzi stated there will be a sewer connection.

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Mr. Balduf stated he is not sure if the sewer easement was conveyed to the town. Ms. Khatib stated she has no major concerns, but would like Area 4 noted on the plans. Also, they would need a special permit if impervious cover is more than 15%. She asked if Mr. Petrozzi will be extending the existing sidewalk and he stated if impervious cover is a concern then he would ask the board not to require that. Ms. Khatib stated she would rather have a sidewalk. Ms. Khatib questioned the roadway width and Mr. Petrozzi stated he is not sure what it will be yet. Also, he was told not to discuss waivers at this time. Mr. Conroy stated he would need to show it can be done even on the preliminary plan. Mr. Petrozzi stated this is an "as of right" plan. Ms. Khatib questioned the total length of the road and Mr. Petrozzi stated it is a couple of hundred feet. Ms. Khatib stated this board will defer to the fire department and any issues they may have. Mr. Petrozzi stated the minimum width would be 20'. She asked that the roadway width and profile be added to the plan. Ms. Abate asked if this area is wooded and Mr. Petrozzi it has been certified by the Conservation Commission. Originally they thought they could get another lot, but it is too wet. He stated he is done with the 40-b's for now. Mr. O'Leary questioned the colors on the plan as shown by Mr. Petrozzi. Mr. Conroy asked if Lot 1 is part of this and Mr. Petrozzi stated it will probably be an ANR lot. Mr. Conroy stated he will have to ensure that Lot 4 has an upland of 60% and that needs to be shown on the plan. Mr. Petrozzi agreed.

Ms. Khatib moved to grant tentative approval to the Warwick Road Extension 2-Lot Preliminary approval. Motion seconded by Ms. Abate and voted 4-0-0.

Boyden Estates Bond Reduction: Mr. Conroy noted that as per input from Carl Balduf, Town Engineer, in a letter dated April 28, 2022 he recommended no reduction in security at this time because milling and paving has been added due to flaws in the pavement which was installed in late November of 2022. Mr. Petrozzi stated that there is a crack in the roadway. He was provided with a one-year warranty from Lorusso at that time of paving. Mr. Conroy stated the same problem occurred on East Street. Mr. Petrozzi suggested maybe it could be cold planed. Mr. Conroy stated there will be no further reductions until this is settled. Mr. Balduf stated there are identical issues on other roads done by Lorusso. Mr. Petrozzi asked what is being done about that and Mr. Balduf stated it is not settled yet. Mr. Petrozzi asked for the name of the person the town is talking to and Mr. Balduf stated he will get that for him. Mr. Conroy stated this is an example for Whitman Homes. Mr. Balduf stated he is regretful that he let the pavement go last year.

Mr. Conroy read a letter dated April 28, 2022 from Justin Monta, Tree Warden, stating he is all set with the street trees.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 4-0-0. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 5/19/22

