

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 18, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, October 18, 2018 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman (7:03 p.m.); Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, Margaret Walker, Town Engineer and John Charbonneau, Community Development.

Mr. Conroy opened the meeting at 7:00 p.m.

Minutes: Mr. Conroy moved to accept the minutes of September 20, 2018. Motion seconded by Ms. Abate and voted 4-0-0.

Pine Acres Subdivision: Mr. Conroy moved to accept a Tripartite Agreement as presented and reviewed by Town Counsel for the Pine Acres subdivision in the amount of \$153,000.00. Said agreement is between 16 Realty Trust (Applicant), a trust created under a Declaration of Trust dated February 22, 2018 and recorded in the Norfolk County Registry of Deeds in Book 35815, Page 238; Norwood Cooperative Bank, 11 Central Street, Norwood, MA (Lender); and, the Town of Walpole Planning Board (Board). Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy moved to endorse a Form I (Release of Covenant) in consideration of the provision of an alternative performance guarantee (Tripartite Agreement) to secure the performance of the construction of ways and installation of municipal services required by the covenant dated March 1, 2018 and recorded in Norfolk Registry Deeds, Book 35851, Page 314 for the following enumerated lots, Lots 1-4, shown on a Plan entitled Pine Acres, Four Lot Subdivision” recorded with said Registry of Deeds, Plan Book 667, Plan 77-90. Motion seconded by Ms. Abate and voted 5-0-0.

Highbridge Preliminary Subdivision: Mr. Conroy moved to allow the applicant to withdraw without prejudice as requested. Motion seconded by Mr. Moraski and voted 5-0-0.

7:06 p.m. Michael Dowling, 810 North Street Scenic Road Modification: Robert LeBlanc, Walpole Tree Warden, was present for this hearing. Mr. Dowling stated he needs a larger opening so he can safely enter and exit his driveway. Ms. Walker stated the curb cut can only be 24’ and Mr. Dowling agreed. Mr. Charbonneau stated he reviewed the filing and has no questions as it is pretty straight forward. Mr. Romeo questioned if the wall has to be put back the way it presently is or can he add any width or length. Mr. LeBlanc stated it should be done as close to what was there originally. He further stated he will report back to the board when Mr. Dowling is done in order to present an update on the wall restoration. Ms. Khatib asked if the wall is equal on both sides. Mr. Dowling stated yes and will end up probably being 3’ on one side and 4’ on the other. Ms. Khatib asked if there will be lawn up to the wall and Mr. Dowling stated he is not sure. He may put in trees to screen next door. Mr. Conroy stated Mr. Dowling cannot add to the wall as it is supposed to remain the same as it is now. Those are the town’s stones, not his and it serves as a boundary line.

Mr. Conroy made a motion to approve the removal of approximately twenty-five feet (25') of stone wall (total) for the installation of a driveway entrance at 810 North Street. On September 6, 2018, the Planning Board voted to allow the removal of 18' of stonewall. The applicant is seeking an additional 7' for safety reasons for a total opening of 25'. Motion seconded by Mr. Moraski and voted 5-0-0.

7:20 p.m. 1350 North Street, Case No. 18-5 Continued Hearing: Mr. Conroy moved to accept an extension of time up to and including December 31, 2018 as requested by the applicant and her engineer, John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to 7:41 p.m. on November 15, 2018.

Fees: Mr. Moraski asked Mr. Charbonneau to review the fees in the seven surrounding towns so we can compare them to ours. He stated that our fees haven't been changed in fourteen years, plus there is no fee for a Scenic Road, which needs to be corrected. Mr. Moraski also asked that Mr. Charbonneau update the board's forms and have the IT department put them on line.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 11/15/18