

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 21, 2021

A regular meeting of the Walpole Planning Board was held on Thursday, October 21, 2021 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, Sarah Khatib (7:04 p.m.) and Carl Balduf, Town Engineer.

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

Minutes: Mr. Conroy moved to accept the minutes of October 7, 2021. Motion seconded by Ms. Abate and voted 4-0-0.

Lost Brook Trail: Mr. Balduf stated he is all set with the final bond release request for this subdivision. Mr. Conroy moved to release the bond in its entirety per a recommendation from Carl Balduf, Town Engineer. Motion seconded by Mr. O'Leary and voted 5-0-0. There will be no residents' hearing held as the road will remain private.

Hybrid Zoom Meetings: Ms. Khatib stated she has been approached by people that want to offer comments at our public hearings, but they are unable to come into town hall mostly because of health issues or because our meetings are on a work night. She thinks the main meeting room is all set up for hybrid meetings and all we would need is someone to monitor the on line portion to let people speak. Mr. O'Leary asked how they would voice their comments and Ms. Khatib stated that the Select Board and Fin Com have been already doing this. Mr. Czachorowski stated the common way is that they are let into a meeting and we would see them on the big screen. He also feels we should be accessible to the people. Ms. Khatib stated we would need security and assurance that this would be handled properly. Mr. Czachorowski stated there would be prior registration and then we would send out the meeting information. Ms. Khatib feels we should have the final say on who is speaking. Mr. Czachorowski stated there is a difference between a webinar and a Zoom meeting, but would defer to the IT Department. Ms. Abate asked if we would have another town employee come in and do this. Mr. Conroy stated it is not our job. Ms. Khatib stated it would be done by Walpole Media or by the board secretary. Mr. Conroy disagreed and stated it would need to be a different person. He stated that the Select Board does not allow anyone to speak at their meetings except during Open Forum and the same with the FinCom, who only allows someone to speak at their last meeting. We have public meetings and have never had a complaint that someone couldn't attend a meeting. Ms. Khatib stated she has heard a lot of them. Mr. Conroy asked who and Ms. Khatib stated most recently regarding 130 West Street. Mr. Conroy stated that nothing has been sent into our office or to the board. Ms. Khatib stated we are putting up a lot of barriers and historically excluding a lot of people. She asked that we send a letter to IT and Walpole Media asking what we would need. Ms. Abate stated there were many technical issues when they did this at the Master Plan Steering Committee meetings. Mr. Conroy stated there were technical issues at Finance Committee meetings also.

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 21, 2021 (2)

Ms. Abate stated she would like to hear the positives and negatives and the experiences from the IT department. Ms. Khatib stated that people can send their comments to the Planning Board.

7:15 p.m. Olmsted Estates Residents Hearing: Mr. Conroy read the Residents' Hearing notice that was sent to the abutters. Mr. Balduf stated there are no issues and has everything he requires. He stated the street is very well constructed. Mr. O'Leary asked if this street will be private or public. Mr. Balduf stated public. This is street acceptance is on the town meeting warrant being held on Saturday and all the steps are in place. There were no board or public comments.

Mr. Conroy moved to release the bond on Olmsted Estates in its entirety. Motion seconded by Ms. Abate and voted 5-0-0.

Planning Board website: Mr. Czachorowski would like everything put on line and available to the board and the public. He stated the Building Inspector is using the Open Gov Permitting System for permitting and inspectional services. It is very flexible. He explained the process and said there is an internal and external portal. Engineering uses it already and he recommends we use this system. He stated that Michael Yanovitch would be willing to come before us and provide a description of it. He has looked at the program used in Westwood. Mr. Czachorowski stated it will not take away from what the board's secretary is doing now and it will also allow access from the public. He wants the board to work together and meet with Michael Yanovitch. Ms. Khatib stated she is 100% in favor of this and feels it is long past due. It is difficult for people to come into town hall and spend time doing this. She also spoke with Michael Yanovitch and he seemed very positive about it and said it is working nicely for his office and he feels it should be implemented throughout the town.

Ms. Abate asked if there are two systems and Mr. Czachorowski stated no. Ms. Abate stated her concern is the filing time frames as we don't want to add a hurdle to the process and feels we need to investigate this further. Mr. Czachorowski stated that Westwood is nearly paperless and realizes we would have to change our Rules and Regulations. Mr. O'Leary questioned the privacy issue and asked if this is hackable. He asked if there could be a potential legal issue and feels we would need to put safeguards in place. Mr. Czachorowski stated that the Building Department would incur all the costs for the Planning Board associated with implementing this system. Mr. Conroy stated this needs to be consistent. We are under MGL. The Registry would still require paper plans for filings. Mr. Czachorowski stated the board could look at everything, including traffic reports. Mr. Czachorowski would like to have Michael Yanovitch come to talk to the board. Ms. Khatib stated the board agrees that he can come in.

7:40 p.m. 130 West Street/Spring Street #21-04 Continued Hearing: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. He stated that board comments have not been submitted yet so he would like to continue this hearing without

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 21, 2021 (3)

testimony to November 4th. He gave the board an extension of time on which to take action up to and including November 30, 2021. Mr. Conroy moved to accept an extension of time up to and including November 30, 2021. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued this hearing to November 4, 2021 at 7:30 p.m.

7:43 p.m. Hash Brown Holdings, Site Plan Approval, #21-05 and Special Permit, #21-06 Continued Hearings: The applicant was represented by Rob Truax, GLM Engineering. He stated that they have submitted a revised plan showing the side entrance drive, handicap parking along with on-site parking. They had submitted a lighting plan separately. Mr. Truax stated that the ConCom hearing was closed and they were given an Order of Conditions. Comments were received earlier today from the Deputy Fire Chief and the Town Engineer. Mr. Conroy read the comments from the deputy fire chief and Mr. Balduf reviewed his comments that were created by the assistant town engineer, Chris Johnson. Mr. Truax stated that the ConCom wanted an easement and Ian Brown is talking with his attorney about that request.

Mr. O'Leary questioned the gravel roadway. Mr. Truax stated they will put in whatever the deputy fire chief wants. Ms. Abate questioned the lighting issues that were raised by an abutter, Mr. Hinds, at an earlier meeting. Mr. Truax stated that is all set. Ms. Abate feels this project is similar to another project that was previously before us on West Street and stated that both the Board of Health and Walpole Fire Department had asked for a list of the chemicals to be stored or used on site. Ian Brown stated that the deputy fire chief asked for a list of chemicals be provided before anything is stored on site.

Mr. Czachorowski questioned the parking spaces on the right side of the building and asked if they will affect the fire lane. Mr. Truax stated no. Mr. Czachorowski stated that as per Sheet 6 in the plan set, he is questioning the restoration area. Mr. Truax stated they walked this area with the Conservation Commission. Mr. Czachorowski questioned Sheet 9 which shows how the wall will be built. Mr. Truax stated they need a building permit and a structural engineer to design that wall. Mr. Czachorowski questioned the lighting plan and Mr. Truax stated he will leave it with him tonight. Mr. Czachorowski questioned the height of the building and elevations and Mr. Brown stated he will find out. Mr. Truax stated it pitches toward the street, so there are no peaks. Mr. Czachorowski questioned the use of porous pavement and Mr. Truax stated they will not work well on this site as they would need to be vacuumed all the time plus they seem to work best in small areas. Mr. Truax stated that the Conservation Commission is awaiting revised plans which he will give to them after tonight.

Ms. Khatib stated she followed up with Mr. Yanovitch on his opinion with regard to a new building in WROPD Area 1 as she still had questions. In the end, he said it is allowed. Ms. Khatib suggested that maybe it's not as clear as it should be because of the way the bylaw is written; however, he is the zoning enforcement officer.

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 21, 2021 (4)

Ms. Khatib would still like a clearer circulation plan as she feels it is not clear now. Mr. Truax stated it is clear to him. Ms. Khatib questioned the gate on South Street and asked it to be clearer. Mr. Truax stated he will open it up if the deputy fire chief wants it wider. Further, there will be one on South Street at the far end. He stated there is poor sight distance in this area. Ms. Khatib asked if they are planning on paving the access as per the deputy fire chief and Mr. Truax said yes. Ms. Khatib questioned the parking count as Mr. Truax had stated there were 30 spaces and she only counted 29. Mr. Truax stated he may have lost one, but only 26 are required. Ms. Khatib asked if there will be pavement markings for trailer truck parking and Mr. Truax stated there are markings now. Ms. Khatib asked if there is a plan to construct new bins and Mr. Truax stated yes and they will also relocate the ones he can. They are made out of retaining wall blocks so he can just reuse them. Ms. Khatib questioned additional business signs and Mr. Truax stated no not yet and if they do, he will comply with the bylaw. Ms. Khatib questioned the dumpster screening and Mr. Conroy stated the plans show the use of arborvitaes to be used as screening.

Mr. Conroy questioned the chemical lists and Mr. Brown stated it is the same list for everyone. and Mr. Truax feels they should stick with the list they have. Mr. Conroy stated they should have it for Building I and Building II and asked if it is for the whole property, they should show that. Mr. Conroy asked the height of the wall and Mr. Truax stated it is 10' with a guard rail. Mr. Conroy stated that Mr. Truax had mentioned they will pave under the bins and he wanted to know why. Mr. Truax stated everything has to have pavement under it. What is there now is paved. Mr. O'Leary stated that on the right hand side between the bins, the plans show proposed outside storage. Mr. Truax stated they moved that per request from the Conservation Commission.

There were no public comments. Mr. Truax granted the board an extension of time up to and including November 30, 2021. Mr. Conroy moved to accept an extension of time up to and including November 30, 2021. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy continued this hearing to November 18, 2021 at 7:05 p.m. and 7:06 p.m. respectively.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 11/4/21