

WALPOLE PLANNING BOARD MINUTES OF OCTOBER 6, 2022

A regular meeting of the Walpole Planning Board was held on Thursday, October 6, 2022 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chair; John O'Leary, Vice Chair; Catherine Turco-Abate, Clerk; Philip Czachorowski, Sarah Khatib and Carl Balduf, Town Engineer.

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

Minutes: Mr. Conroy moved to accept the minutes of August 18, 2022. Motion seconded by Ms. Abate and voted 4-0-1 (Mr. O'Leary abstained). Ms. Abate asked that the minutes of September 15, 2022 be added to the October 20th agenda.

7:14 p.m. Marion Street Subdivision Continued Hearing and 1427-1429 Main Street Site Plan Continued Hearing, Case No. 21-09: The applicant, John Marini, was present and represented by John Glossa, Glossa Engineering, 46 East Street, East Walpole, MA. Mr. Glossa stated that all the changes that have been made since the last meeting were scriveners' errors.

Mr. Conroy read comments from the Board of Health and Mr. Balduf. Mr. Glossa referenced a letter dated January 26, 2022 that was received from the Sewer and Water Commission. The board agreed with the comments provided by the town engineer. Mr. Conroy stated the board received some information today from Atty. Chris Alphen and Mr. Glossa stated it was easement language. Mr. Balduf stated he did not have an opportunity to read it; however, after scanning it at the meeting he did not agree with Condition #8 as this is a private agreement. Mr. Glossa stated they will work with Mr. Balduf. He asked the board to close the hearing subject to his meeting with Mr. Balduf. The board was in favor of closing the hearing and had no further input. Regarding the waivers, Ms. Khatib asked if there is a plan sheet for the turning of the fire truck and a change of roundings. Mr. Glossa stated he can provide a sheet for that after meeting with Mr. Balduf. Mr. Khatib stated that both the deputy fire chief and the town engineer were happy with the cul-de-sac. Mr. Glossa stated there are a ton of public safety enhancements. Ms. Khatib stated she has no issue with there not being a sidewalk, but she is concerned with the knotweed problem and asked what is being done for the neighbors. Mr. Marini stated they will be dropping the elevations down to 4' and will be removing everything, including the knotweed. Mr. Conroy stated that both Marion Street and 1427-1429 Main Street are part of the subdivision, so you are under subdivision control and Mr. Glossa agreed.

The board was all set with the plan. Mr. Conroy asked for comments from the public.

Steve Lynch, 80 Williams Street stated he is confused with the whole operation, including the covenant and green giant arborvitaes. Some of the trees were planted previously. Mr. Glossa discussed the planting schedule and shared it with Mr. Lynch. He stated the trees will be 5-6' in height and will take about 8-10 years to grow. Mr. Lynch stated he would like them to be 10' high when planted because that is what they are now. There are some 18' trees on site, but those will be taken down. Mr. Glossa stated they are not cutting down trees to replant them, but there are trees that will be coming down. Mr. Conroy asked why they have to be cut down and how far are they off the property line. Mr. Glossa stated they have to cut them down to make a level area for the house; however, they will not be taking down thirty trees. Mr. Lynch again asked for 8-10' replacement trees. Mr. Glossa stated they will accept that as a condition of approval and change the plan. There will be 49 trees; 28 in the back that

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about Mr. Lynch which will be 8' in height. Mr. Glossa told Mr. Lynch he will be more protected with what is proposed than you are now. Mr. Lynch asked what happens six years from now and some trees die. Then what? Mr. Glossa stated the new homeowner will be responsible for them according to the covenant. The trees will be alive and thriving when planted before the Planning Board releases any money back to Mr. Marini.

There were no further questions.

Mr. Conroy moved favorable approval on all the requested waivers. Motion seconded by Mr. Czachorowski and voted 5-0-0.

The board discussed the following special conditions: 1) the Town Engineer's comments of October 5, 2022 be added to the plan prior to endorsement; 2) the landscape covenant reviewed and approved by the town engineer prior to endorsement; 3) all plantings along the back by the Lynch property shall be installed prior to a building permit being issued; and 4) the trees shown on the plan shall be 8' in height.

Mr. Conroy moved to close the public hearing for the subdivision. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to accept the four special conditions as discussed shall be incorporated into the subdivision approval. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to approve the Marion Street subdivision with the board's standard conditions and previously voted special conditions. Motion seconded by Mr. Czachorowski and voted 5-0-0.

Mr. Conroy stated there are no special conditions on the 1427-1429 Main Street site plan approval. Mr. Conroy moved to close 1427-1429 Main Street Site Plan Approval hearing as requested. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to approve 1427-1429 Main Street with the board's standard conditions and no special conditions. Motion seconded by Mr. Czachorowski and voted 5-0-0.

8:00 p.m. East Walpole Clocktower Site Plan Approval, Case No. 22-02 continued hearing: Mr. Conroy moved to grant the applicant an extension of time up to and including November 30, 2022 as per a request from the applicant's engineer, Dan Merrikin, Legacy Engineering, Millis, MA and to continue tonight's hearing without testimony. Motion seconded by Mr. O'Leary and voted 5-0-0. Mr. Conroy continued this hearing to November 3, 2022 at 7:10 p.m.

8:05 p.m. Northwoods IV Subdivision, Delaney Drive and Dover Drive Continued Hearing: The applicant was represented by Rob Truax, GLM Engineering, Holliston, MA. Mr. Balduf stated he just gave the board his written comments tonight.

Mr. Truax stated he made changes to Lot 11 with regard to maintenance of the basin. He also did a survey on High Street for Mr. Balduf. Mr. Conroy asked if anything needs to be submitted before our next meeting scheduled for October 20 and Mr. Truax stated no. He asked to continue this hearing to October 20th as they are scheduled that night for a Scenic Road hearing. They will be meeting with the Conservation Commission next week. Mr. Conroy asked if he is anticipating a new plan being needed and Mr. Truax stated no, but may continue with them one more time. Ms. Khatib asked if they are going to renumber the remaining lots after they take out Lot 5/6. Mr. Truax stated he wasn't planning on it, but will if the board wants.

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Mr. Conroy continued this hearing to October 20, 2022 at 7:07 p.m.

Mr. Czachorowski moved to adjourn. Mr. Conroy seconded the motion and it was voted 5-0-0. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 10/20/22