

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 5, 2019

A regular meeting of the Walpole Planning Board was held on Thursday, September 5, 2019 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Sarah Khatib, Vice Chairman; Catherine Turco-Abate, Clerk, John O'Leary, Philip Czachorowski, and Carl Balduf, Town Engineer.

Mr. Conroy opened the meeting at 7:00 p.m. He introduced Mr. Balduf to the board.

Brookside Village: Mr. Conroy moved to endorse one sheet of a plan showing a minor modification that was voted on August 15, 2019. Motion seconded by Ms. Abate and voted 5-0-0.

Boyden Estates: Mr. Conroy read a letter dated August 12, 2019 from Wall Street Development requesting an extension of time for the Boyden Estates Subdivision Tripartite Agreement. Mr. Petrozzi gave the board an update on the subdivision. He stated four lots remain to be built, so an extension is necessary. Mr. Conroy asked Mr. Balduf to visit the subdivision and make a recommendation as to what needs to be done. Mr. Petrozzi stated he has never requested a bond reduction. He stated that binder pavement is done and they did modify the curbing. Ms. Abate asked how many houses have been built and Mr. Petrozzi stated two are built and occupied. Ms. Khatib asked how long an extension is being requested and Mr. Conroy stated two years. Ms. Abate asked why has it taken longer than expected and Mr. Petrozzi stated the market is driving the subdivision activity. They will not put down final pavement until all the houses are built and functioning properly. Mr. Petrozzi agreed to extend the Tripartite for thirty days in order to give the town engineer a chance to do a site visit. Mr. Conroy moved to grant a 30-day extension in order to give the town engineer a chance to review this subdivision. He added this to the October 3 agenda. Motion seconded by Mr. O'Leary and voted 5-0-0.

7:25 p.m. New Pond Village Continued Hearing, Case No. 19-03: The applicant was represented by Atty. Philip Macchi, 1256 Washington Street, Norwood, MA. He stated there were two outstanding issues; i.e., screening for the neighbors and an access road around the back. The Fire Department wanted a 20' road, which they have agreed to. They also need to refile with the Conservation Commission because they are in the buffer zone, which is scheduled for September 25, 2019.

Mr. Conroy continued this hearing to October 17, 2019 at 7:30 p.m. as requested by Atty. Macchi.

7:30 p.m. and 7:31 p.m. Bristol Bros. Site Plan Approval, Case No. 19-08 and two Special Permits, Case No. 19-09: Mr. Conroy read the public hearing notice.

7:32 p.m. Bristol Bros. Industrial Subdivision Continued Hearing: Mr. Conroy read a request for an extension of time up through and including November 30, 2019. Motion seconded by Ms. Khatib and voted 5-0-0. It was noted that this public hearing will be continued to the same time that the site plan and special permits will be.

Site Plan and two special permits: The applicant was represented by Atty. Jeffrey Tocchio, Hingham, MA. He stated the site consists of 55.2 acres and is located off Renmar Avenue and is comprised of three different zones, RA, LM, RB. The subdivision application was filed to ensure a zoning freeze.

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There is a utility corridor for Eversource on part of this site. There will be 100 AQV units, but the layout has been changed. They did request some waivers, but now they don't need it. They are proposing 391 parking spaces or 3.91 per unit. The Deputy Fire Chief submitted a letter today.

Atty. Tocchio stated they are requesting a waiver of the filing fees and asks that the board vote on that and also authorize a peer review from Beta for stormwater management. They have to go back to the Conservation Commission on October 9, 2019 and amend their Order of Conditions.

With regard to waiving the filing fee, Mr. Conroy stated that two board members are new along with a new town engineer and sewer and water superintendent. We no longer have a planner and there have been some big changes to the plans. Mr. Balduf, town engineer, stated he has given this plan set a first glance and feels this is a very clean plan set and is pleased with what he has seen so far. Mr. O'Leary questioned the subdivision plan, the home on West Street and freezing the zoning. Atty. Tocchio stated it is easier to remove the house on West Street. Mr. O'Leary stated they need to file with the Historical Commission for demolition approval as the house is over 100 years old.

Atty. Tocchio stated they have committed to extending the water line all the way to Route 1A at a cost of three quarters of a million dollars. Mr. O'Leary asked if there will be a slope between the development and Renmar Avenue and Atty. Tocchio stated there will be some retaining walls. All drainage has been set up to accommodate the slopes. He also stated that Eversource received copies of everything the board received. Mr. O'Leary questioned the quarry area and Atty. Tocchio explained the way they have pulled the quarry into the site. There will be 1.8 miles of walking paths and also some existing trails. Gabe Crocker stated there are guard rails through the property. Mr. Czachorowski questioned the Eversource right of way and asked how that works. Atty. Tocchi stated it is owned by Bristol Bros and is subject to an easement. There will be a homeowners' association to address shoveling, snow removal, etc. Mr. Czachorowski questioned the emergency access and questioned if it could go out through Renmar. Atty. Tocchio stated that the Bristol owns this retain the rights. There will be gate and a small turnaround. There will be no access through Renmar because of the steep slopes. Mr. Czachorowski questioned the vegetation on the slopes to stop erosion. Gabe Crocker stated they tried to keep everything at a 3-1 slope and vegetated. Mr. Czachorowski questioned the traffic on West Street. Mr. Crocker stated they studied the site distance.

Mr. Conroy read comment letters from the Zoning Board of Appeal, ConCom and Sewer and Water. Mr. Crocker requested that the Sewer and Water comments be a condition of approval with regard to the water system. Mr. Conroy stated we don't do that. Ms. Abate asked if we could ask Mr. Abbott, Chair of the Sewer and Water Commission to come back as he never spoke to us even though he was at one of our previous meetings. Mr. Conroy stated everyone asks for special conditions. He will not vote for this with that. Atty. Tocchio stated they are talking about three quarters of a million dollars. Mr. Crocker stated they redesigned the plan based on that. Mr. Conroy stated we need some input from Sewer and Water regarding this and also the lines shown on the plans. Atty. Tocchio stated they will go back to meet with the Sewer and Water. Mr. Conroy stated if Sewer and Water is okay, then he will be.

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Mr. Conroy also asked that the applicant ask the Board of Health for clarification regarding their comment about a sidewalk. He is not sure what they object to.

Mr. Conroy questioned the residential lock boxes and Mr. Crocker stated they committed to putting on each unit. Mr. Czachorowski asked if these units will be sprinklered and Mr. Crocker stated no. Ms. Khatib stated we need comments from the outstanding boards and she would like an update on some changes, such as the zoning freeze. She asked how long they believe they have the zoning freeze for. Atty. Tocchio stated eight years. Ms. Khatib stated there was an exchange with town counsel in June of 2018 and also a question from the Economic Development person in June of 2018 regarding the freeze. Ms. Khatib asked if they have an estimate when the Eversource easement will be complete. Mr. Crocker stated no. Mr. Conroy stated he would like to see a letter from Eversource saying they agree with the easement and also a date when they will be done. Ms. Khatib questioned access to that easement and how will they access that. Mr. Crocker stated they have their own road and there is also a gate which aligns with the fire department. Ms. Khatib stated she would like an update on the quarry. Atty. Tocchio stated that Mr. Bristol had previously put together an affidavit with the time lines. Ms. Khatib stated she would like that re-submitted along with all the other important things and a traffic study. Mr. Crocker agreed. Mr. Conroy stated everything needs to be updated and resubmitted as these are new hearings. Mr. Crocker stated they submitted the same studies and Mr. Conroy stated he doesn't want to discuss something that's dated a year ago. Mr. Crocker agreed to get them updated. Ms. Khatib questioned if Forest Road improvements are part of this project. Atty. Tocchio stated there will be a gate at the end. She stated they could do more to please the neighbors. Atty. Tocchio stated they didn't offer to do that. Mr. Conroy questioned plowing and stated the town shouldn't have to do it. Atty. Tocchio stated they will do it as part of their emergency access plan. Ms. Khatib questioned snow storage locations, a signing block being added to the plans and a sign detail out in front of the development. Ms. Abate stated this all looks good and asked if they changed the s.f. of the homes. Gabe Crocker stated no, there is just a different arrangement. Ms. Abate questioned a sidewalk as requested by an abutter at the previous hearings. She would like the applicant to look at this to see if there is anything that could be done about extending the sidewalk on West Street as it would be nice to be able to walk West Street to Norfolk Street. Mr. Crocker stated he remembers an abutter previously requesting that, but one of the challenges is the slope by the cemetery. Ms. Abate stated she doesn't mean all the way to Route 1A, but just about a third of the way to meet the existing sidewalk. Mr. Conroy asked if they have signs at the end of Forest Road that show dead end or private way and Mr. Crocker stated no. Mr. Conroy suggested that be done. He also questioned a phasing plan and asked for a narrative on what is being proposed for each phase. Mr. Crocker agreed.

Mr. Conroy asked for public comments and there were none.

Mr. O'Leary questioned the drainage as shown on Plan Sheet C-3. Mr. Crocker explained the process. He also questioned Lots 21 and 22. Mr. Czachorowski asked if these streets have private garbage pickup and Atty. Tocchio stated yes it is all private.

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Mr. Conroy questioned a bus stop for school kids at the end of the access road. He also wants to hear from Carl Balduf with regard to waiving the filing fee as requested.

Atty. Tocchio granted an extension of time for the site plan and two special permits up to and including November 30, 2019. Mr. Conroy moved to accept those extensions. Motion seconded by Ms. Abate and voted 5-0-0.

Mr. Conroy continued these three hearings to November 7, 2019 at 7:15 p.m., 7:16 p.m., and 7:17 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Ms. Abate and voted 5-0-0. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Catherine Turco-Abate, Clerk

Accepted 9/19/19