

WALPOLE ZONING BOARD OF APPEALS MINUTES OF January 24, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, January 24, 2018 at 7:00 p.m. in the main meeting room. The following members were present: Matthew Zuker, Chairman; Craig Hiltz, Clerk; Susanne Murphy, Mary Jane Coffey and Robert Fitzgerald, Associate Member
Zuker opened the meeting at 7:00 PM

Open session:

7:01 PM

Case No. 23-16, Wall Street Development Corp., 48 Burns Avenue/End of Burns Avenue "Union Sq. Village," Special Permit Request:

Zuker opened the hearing, Applicant Lou Petrozzi and Rob Truax and Joyce Hastings from GLM Engineering, Inc. were present. Petrozzi explained that at the Conservation Commission meeting of 1/10/18, the Commission granted approval for the Amendment to the existing Order of Conditions for the changes in the proposed planting plan to the disturbed area, however, denied the use of a temporary construction access road. Petrozzi stated to the Board that since the last ZB hearing of 1/3/18, he has hired an additional land surveyor to survey the property once again. Petrozzi stated a meeting was held between Petrozzi and Campbell's in order to help the understanding of the surveyed plans. Hastings submitted plans to the Board and explained the protocol for how the determinations are made for the property lines of the surveyed property (Assessors records, Registry of Deeds, land court documents etc.) Petrozzi explained that that is currently before the Board is as follows; proposed 12 unit single family dwellings, with each building separated by 20 ft., recently approved additional screening and buffer planting plan and 6 ft. buffer fence (at the discretion of abutters), repaired/rebuilt/ overlaid of Burns Ave., sidewalk extension, traffic mitigation measures for Burns and Pleasant St., additional catch basins on Burns Ave. for stormwater management, and that each home will be individually designed to fit the site plan and minimize the differences in height variation.

Case No. 22-17, Wall Street Development Corp., Off Union Street, Special Permit Request:

Zuker opened the hearing, Applicant Lou Petrozzi was present, along with Rob Truax of GLM Engineering, Inc. Petrozzi stated that he is providing the looping of the water system to Union Street, and approximated that he will be working within the flood plain with regards to the water line at about 100 linear ft., with the sewer line approximately 60 linear ft. This work within the flood plain has been approved by the Conservation Commission, and will all be subsurfaced with no facilities or structures proposed, with no change or alterations to the existing contours. Petrozzi stated that the sewer would be the one to go in first due to it being the deepest, the land would be cleared, with erosion controls in place before work would start, and the process would be approximately 1-2 days weather permitting, with the water line following after the sewer is complete. Once all is complete, the property will be graded, and restored back to its original elevation, with the re-plantings to be done according to the existing Order of Conditions. Zuker asked what measures are in place so that post construction impact is no different than what it was pre-construction with regards to the grades, trees, and fill. Truax stated that when the project is complete, the elevation will remain unchanged, and recommends that an as-

built would reflect this, and referenced a comment that the Town Engineer had made, along with the Conservation Commissions Order of Conditions. Hiltz expressed concerns about the possible breaking of a waterline and contamination. Petrozzi responded that the proposed work in the flood plain is above the ground, and therefore the water in the flood plane would be rising to the ground, not going into the water lines. Zuker read comments from other Boards and departments, which included comments from engineering, Planning Bd., Police Dept., Conservation, and Bd. of Health. Murphy expressed her concern for hazardous waste on the site as a whole, Petrozzi referenced the CMG report previously submitted and the protocol that will be taken to remove materials offsite that will not be crushed and re-used on site, along with engaging with an LSP that will be on site in stages during the process and performing inspections to determine the content of the materials, along with following the MA-DEP Regulations.

Zuker opened both hearings up for public comment, which included the following;

- Jack Conroy: concerns about onsite materials, CMG Report; flood plain Special Permit and work within it; possibility of waterline leaks; moratorium re. grandfathering Special Permits; appropriate turning radius for fire dept.; the possibility of being part of the application process, etc.
- Cathy & Chris Campbell of 35 Burns Ave: submitted a letter with regards to Special conditions if the permits were to be granted by ZBA;
- Cheryl Hayes of 8 Brook Ln: had questions regarding possible conditions included in decision.
- Robert O'Leary of Washington St.: comments regarding frontage; how the Deed is written; site plan
- Ed Shea: comments regarding density/ quality of the neighborhood

Zuker stated that there is no more information that needs to be submitted with regards to the frontage. Coffey stated that she does not need any additional information submitted, and referenced Ed Shea's statement about the density of the project, and stated that the character of the neighborhood, density, and traffic are her primary concerns. Hiltz asked Petrozzi if there is any other information that he would like to present, Petrozzi stated the only information that would be submitted is the most updated plan that was submitted to the Conservation Commission with regards to the planting plan. The plan dated 1/4/18 was submitted for the file record. Murphy made a motion to close both of the hearings, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald) Zuker stated that deliberation will take place on February 7, 2018 at 7:00 PM in the Main Meeting room for listening purposes only, due to the hearing being closed.

Minutes:

No minutes were read or accepted at this time.

Zuker made a motion to adjourn the meeting, seconded by Murphy. The motion carried 5-0-0 (Zuker, Hiltz, Murphy, Fitzgerald, Coffey)

The meeting adjourned at 10:05 p.m.

Accepted 2/21/18

