

WALPOLE PLANNING BOARD MINUTES OF JULY 16, 2015

A regular meeting of the Walpole Planning Board was held on Thursday, July 16, 2015 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Richard Nottebart, Vice Chairman; John Murtagh, Clerk; Elizabeth Gaffey, Richard Mazzocca, and Margaret Walker, Town Engineer.

Mr. Conroy opened the meeting at 7:03 p.m.

Twins Realty Trust, 985-995 Old Post Road: Mr. Conroy moved to endorse the plans as presented and as reviewed by Margaret Walker, Town Engineer. Motion seconded by Mr. Nottebart and voted 5-0-0.

Dedham Auto, Route 1: Mr. Conroy moved to endorse the plans as presented and as reviewed by Margaret Walker, Town Engineer. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Winter Estates: Mr. Conroy moved to extend the Form F Covenant on Winter Estates up to and including July 17, 2017 as requested by Walsh Bros. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Mr. Conroy moved that the wall modification as requested by considered a field change to be done by Margaret Walker, Town Engineer. Motion seconded by Mr. Mazzocca and voted 5-0-0.

Mr. Conroy moved that the elimination of the fence around the detention basin be considered a field change to be done by Margaret Walker, Town Engineer. Motion seconded by Mr. Nottebart and voted 5-0-0.

7:30 p.m. Kingswood Estates Continued Hearing: Mr. Conroy stated this hearing was continued previously because they had an application pending before the Zoning Board of Appeals. The applicant was represented by Atty. Gerald Blair, Sharon, MA. Atty. Blair stated a modification to Condition #1 was approved 4-1-0 last night by the Zoning Board of Appeals which originally restricted the applicant to one house on the lot and was subsequently modified to allow three lots with one house on each lot. Therefore, they are eligible to go forward with the subdivision. The decision will be filed with the town clerk soon and then there is a 20-day appeal period.

Mr. Blair spoke with Mr. Weiner, an abutter, who questioned a 25' buffer from his property into the Taylor property. He also had some concerns about conditions during the road construction. He wants the roads kept clean and free of dust. Atty. Blair submitted a letter addressing Mr. Weiner's concerns. He asked the board to close the hearing and vote the subdivision tonight as the variance was the only outstanding issue. Mr. Conroy asked if the 25' buffer is on the plan now and Mr. Glossa stated it is not but they can add it if the board wants or they can simply create a second plan and file it at the registry. Mr. Taylor has agreed to revise the buffer. He would like to be able to modify the plan. Mr. Nottebart stated he prefers updated plans. Mr. Conroy stated they can put it on the plan and come back after Ms. Quirk submits her comments. Mr. Blair asked if they could request to reopen and Mr. Conroy stated no. They need to come back with revised plans showing the 25' buffer and we will get input from Ilana Quirk. We also need an extension of time through the end of August. Mr. Blair agreed with the extension. Mr. Conroy moved to accept an extension of time up to and including August 31, 2015.

WALPOLE PLANNING BOARD MINUTES OF JULY 16, 2015 (2)

Motion seconded by Mr. Nottebart and voted 5-0-0. Mr. Conroy continued this hearing to August 20, 2015 at 7:25 p.m. Mr. Glossa stated he would like to add Ms. Walker's comments to the plan with a note regarding three little revisions.

7:45 p.m. Olmsted Estates Continued Hearing: Mr. Conroy put this on the board's August 20 agenda under "Other Business". Ms. Walker stated there was no covenant stamp on two sheets. Atty. O'Brien asked if they can start to clear cut now and Mr. Conroy stated they don't have an approved plan yet. Atty. O'Brien agreed. Mr. Glossa stated in his opinion they don't need to add the covenant information. Atty. O'Brien asked if someone would notify them if there are any problems with the covenant. Mr. Conroy stated Atty. Quirk will report back to us. Atty. O'Brien stated he would like to be able to address any concerns before the next meeting.

Town Meeting Articles: Mr. Conroy stated we will be sponsoring some town meeting articles as prepared by Liz Dennehy and Michael Yanovitch and asked the board to review them. Mr. Nottebart requested red-lined documents as he feel what was given to him is very confusing. He also asked that Ms. Dennehy send the board hard copies so they don't have to print them.

Section 2.2.A: Ms. Gaffey asked if this will affect the Limited Site Plan process and Mr. Conroy stated no. Mr. Nottebart asked if this will make things more clear for the Building Department and Ms. Gaffey stated it should help. Mr. Murtagh agrees it should help the process.

Section 5.B.1.b Use Table: The board agreed with what is proposed.

Section 5.B.k1.k cemeteries: Hold. Mr. Conroy questioned if this would be a Use Variance. Ms. Gaffey would like cemeteries taken out of B, HB, IND, CBD and LM and leave just PSRC zone so they would not be allowed anywhere else. They need a special permit from the Zoning Board. She stated this is her personal recommendation.

Section 5B.2.a: Mr. Nottebart stated we need to be careful with the marijuana one and investigate it first. He would like a further explanation from Ms. Dennehy.

Section 5.B.3.b: hold

Section 5.B.3.c: hold

Section 5.B.3.d: hold

Section 5.b.3.f: hold

Section 5.B.3.g: ok

Section 5.B.3.h: hold

5.B.3.k: hold for Ms. Dennehy

5.B.3.w: ok – new

5.B.4.ff: new

5.B.4.a: ok

5.B.4.b: ok

5.B.4.c: ok

5.B.4.f: ok

5.B.4.h: ok

5.B.4.n: ok

5.B.4.p.i: ok

WALPOLE PLANNING BOARD MINUTES OF JULY 16, 2015 (3)

5.B.4.p.iii: ok
5.B.4.p.iv: ok
5.B.5.p: hold per Mr. Mazzocca
5.B – Mr. Conroy feels these should all be separate articles.
5.F.1.e: ok
5.G.1: ok
6.B.3: ok
6.B.4: ok
6.C.7.B: hold
6.C.11: ok
Section 7 – Sign Regulations: hold for Michael Yanovitch
Section 13.2.E: hold
Section 14 – Definitions: ok

Mr. Moraski, North Walpole asked if the board would request Ms. Dennehy to do an article with regard to Limited Site Plan approval for group homes. He would like something in the bylaw to address group homes. Also, would the board consider asking Ms. Dennehy to do some research, modification or total elimination of the Open Space portion of the Zoning Bylaw. He would like a moratorium on Open Space Residential Developments until a time certain. Mr. Conroy stated a private petitioner could handle these, not just Ms. Dennehy.

Bill Hamilton, South Walpole questioned the cemeteries. He stated that DEP approved the Islamic Cemetery, but they shouldn't have. There is a difference between an area and a zone. Mr. Conroy stated this should come from the Sewer and Water Commission as they are the experts. Mr. Hamilton stated he is looking for support from the Planning Board. He would like to see it changed to Zone 1, Zone 2, Zone 2A and Zone 3. Mr. Conroy stated he needs to see how Sewer and Water would like them named. They should be the sponsor and we would hold the public hearing.

MPIC: Mr. Nottebart would like to have Mr. Forsberg be the "at large" person and Mr. Nottebart would like to be the Planning Board member. Mr. Conroy stated he should ask Mr. Forsberg if he is interested in doing that before we make any changes. Mr. Nottebart wanted to be sure it would be appropriate for him to approach Mr. Forsberg. Mr. Nottebart stated he would become the chairman of the MPIC.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:00 p.m.

Respectfully submitted,

John Murtagh, Clerk

Approved 8/20/15