

WALPOLE PLANNING BOARD MINUTES OF MARCH 15, 2018

A regular meeting of the Walpole Planning Board was held on Thursday, March 15, 2018 at 7:00 p.m. in the Town Hall Main Meeting Room. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk; Catherine Turco-Abate, Joseph Moraski, Margaret Walker, Town Engineer; and, Tim Higgins, Community and Planning Director.

Minutes: Mr. Conroy moved to accept the minutes of March 1, 2018. Motion seconded by Mr. Moraski and voted 4-0-0.

Evergreen: Mr. Conroy questioned the street acceptance stations as submitted by Ms. Walker and subsequently approved by the Board. He feels they are incorrect. Ms. Walker will verify.

FinCom Appointment re: Zoning Articles: Mr. Moraski asked that our appointment scheduled with the Finance Committee be confirmed and also what time. Mr. Moraski stated he will attend that meeting as a member of the Planning Board.

Pine Acres Subdivision: Mr. Conroy moved to approve the street name Portland Way. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to accept the O&M documents as presented and approved by town counsel and Ms. Walker. Motion seconded by Ms. Abate and voted 5-0-0. Mr. Conroy moved to accept the Easement and Utility document as presented and approved by town counsel and Ms. Walker. Motion seconded by Ms. Abate and voted 5-0-0.

7:08 p.m. Mr. Conroy moved to open the public hearing for the 2018 Spring Town Meeting Zoning Articles. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy stated we will take the private petition, Article 40, first.

Article 40: Mr. Conroy read the public hearing notice and comments from Mr. Higgins, Ms. Walker and Landis Hershey. John Hasenjaeger, Pinnacle Drive spoke to this article on behalf of Carol Lewicki. There were no public comments. After a lengthy discussion, Mr. Conroy moved to close the public hearing for Article 40. Motion seconded by Ms. Khatib and voted 5-0-0.

Article 34: Mr. Conroy moved to open the public hearing for Article 34. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy read the public hearing notice. He stated this is a housekeeping article. Mr. Higgins stated this is to correct a scrivener's error. There were no board or public comments. Mr. Conroy moved to close the public hearing for Article 34. Motion seconded and voted 5-0-0.

Article 35: Mr. Conroy moved to open the public hearing for Article 35. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy read the public hearing notice. Ms. Khatib stated we need to cover both the 10,000 acre and the 15,000 acre scenarios in the Use Table. Mr. Moraski stated we are making a change to the 10 acre parcel only, so can't change anything. After a

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lengthy discussion, it was agreed to continue Article 35 to April 5, 2018 at 7:05 p.m. for further discussion.

Article 36: Mr. Conroy moved to open the public hearing. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy read the public hearing notice. Mr. Moraski stated that Town Meeting put a moratorium on this section and had asked the Planning Board rewrite this section.

Mr. Conroy asked for comments from the public.

Andrew Flowers, Common Street stated that Walpole needs to accommodate the fact that different types of housing is needed and they need to keep a clear set of rules to follow with regard to the density impact.

John Hasenjaeger, Pinnacle Drive stated he has never heard anyone complain about the distance between houses.

Willa Bandler, Winter Street stated we have to be careful that we are not putting the interest of the neighbors ahead of the developers and the town. It isn't reasonable to expect that things will remain the same as when someone buys their house.

Liz Barrows, Union Street questioned Ms. Khatib's stand on affordable housing. Ms. Khatib stated she doesn't want to support something she doesn't think will be fixed. Ms. Barrows stated that in 2004, the town created a 219 page document stating where we want to be in twenty years. She asked Ms. Khatib how long she has been in town and Ms. Khatib stated six years. Ms. Barrows read comments from a survey done by the residents fifteen years ago. Ms. Khatib stated that survey represents fifteen years ago. Ms. Barrows stated then maybe we should do another survey. Ms. Barrows stated her other issue is the need for affordability. Ms. Khatib referenced the Housing Choice Initiative. Ms. Barrows stated East Walpole is very special. Ms. Abate agreed with her.

John O'Leary, Washington Street, Precinct 3 stated he believes the second part of the issue adding GR to the site plan is a good idea. Density varies depending on where you are. Does the town have a definition of density? Mr. Conroy stated the Zoning Bylaw states the density per lot. Mr. O'Leary also questioned if the access to any units would be a driveway or a roadway. Ms. Khatib feels we should add guidelines for that as well. Mr. Conroy stated our Zoning Bylaw addresses that. It was agreed to ask Mr. Norton for his interpretation of the common driveway.

There were no further questions. Mr. Conroy moved to close the hearing on Article 36. Motion seconded by Mr. Romeo and voted 5-0-0.

Article 37: Mr. Conroy read the public hearing notice. Mr. Moraski explained the article and stated he is just making this clearer. There were no comments. Mr. Conroy moved to close the

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public hearing. Motion seconded by Ms. Khatib and voted 5-0-0.

Mr. Conroy stated the board will now vote on the articles.

Article 34: Mr. Conroy moved Favorable Action on Article 34. Motion seconded by Mr. Moraski and voted 5-0-0.

Article 35: Mr. Conroy stated this was continued to April 5, 2018.

Article 36: Mr. Conroy moved Favorable Action on Article 36. Motion seconded by Ms. Abate and voted 3-2-0 (Conroy, Abate, Moraski voting in the affirmative; Khatib and Romeo voted in the negative).

Article 37: Mr. Conroy moved Favorable Action on Article 37. Motion seconded by Mr. Moraski and voted 5-0-0.

Article 40: Mr. Conroy moved Favorable Action on Article 40. Motion seconded by Mr. Moraski and voted 0-5-0. (Motion denied)

9:59 p.m. Worthington (Walpole Woodworkers) Site Plan Approval, Case No. 18-2 and Special Permit, Case No. 18-3: Mr. Conroy read the public hearing notice and stated he will run both hearings concurrently.

Mark Mastroianni from Pulte and introduced Matt Leidner, Civil Design Group and Dan Dumais, Senior Project Manager, MDM Transportation Consultants. Mr. Mastroianni stated this will be a 15-acre AQV and the proposal is consistent with the proposed Fall 2017 Town Meeting Zoning Bylaw change and also consistent with an agreement with the Board of Selectmen that was done in January/February 2018. They have worked with the town staff to come up with the best proposal for the property.

Matt Leidner stated the proposal is for all the existing development on the site now to be removed and they will start over with 186 residential units within four buildings. Buildings 1, 2, and 3 will be 50 units and Building 4 will have 36 units. It will be four stories of living over parking, there will be 1 and 2 bedroom units age-restricted to 55 and over and all will be home ownership units. There will be no rentals. Mr. Leidner stated the site access is East Street directly across from Eastover Road. They will be re-doing the curbing. A secondary access on Kendall Street will be a gated access and used for emergency access only. There are two wetlands on site. They tried to maintain the existing footprint. They meet the required setbacks and the other site requirements. The minimum frontage required is 125'; they have over 900' of frontage combined with over 600' on East Street and over 300' on Kendall Street. They are proposing to connect to municipal water and sewer and will have a pump station on site.

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Dan Dumais, MDM, stated they looked at daily traffic, posted speeds and safety. He stated the project has been peer reviewed by McMahon (traffic consultant for the Town).

Matt Leidner stated they submitted applications for Site Plan Approval, a Special Permit and a Notice of Intent to the Conservation Commission.

Mr. Conroy read comments that were received from the Board of Health, Zoning Board, Sewer & Water, Police, and Fire. Ms. Walker addressed her comments. She stated the Town's peer review person is present tonight to answer any questions and specifically those presented by the police department. She discussed her major issues.

Tim Higgins presented his comments and findings, which are part of the record.

Mr. Conroy stated that peer reviews are done by the Planning Board; therefore, the Board will take what has been done just as it would any other submission. It will not be the official Planning Board peer review. He asked Ms. Walker about the peer review that was done and she said it was requested by the Board of Selectmen and the Town Administrator. The board agreed with Mr. Conroy that the peer review will be just another submission. Mr. Moraski questioned the Fiscal Impact Analysis. He said he started to review it, but stopped as he found a lot of discrepancies in the first few pages. Mr. Conroy questioned the traffic study provided by MDM. He stated we were given three copies only, one we distributed to Ms. Walker, one to the police and one for our file. Ms. Abate questioned the East and Main Street address that appeared on both the application and the DIS. She also asked the applicant to look at Diamond Street as there is a lot of traffic at that intersection generated by the church and the school. Mr. Conroy stated they should consult their attorney to see if the incorrect address will affect this application.

Mr. Conroy asked for comments from the public.

John Williams, 130 Kendall Street stated he is concerned with the impact on the water. They could collect the water and use it for irrigation or let the fire department use it. He asked the board to consider his suggestion.

Mr. Leidner gave the board an extension of time up to and including April 30, 2018 for both the special permit and the site plan approval. Mr. Conroy moved to accept an extension of time up to and including April 30, 2018. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to April 5, 2018 at 7:45 p.m. and 7:46 p.m.

Mr. Conroy moved to adjourn. Motion seconded by Mr. Moraski and voted 5-0-0. The meeting adjourned at 11:05 p.m.

Respectfully submitted,

Accepted 4/15/18

Sarah Khatib, Clerk