

WALPOLE PLANNING BOARD MINUTES OF SEPTEMBER 7, 2017

A regular meeting of the Walpole Planning Board was held on Thursday, September 7, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: John Conroy, Chairman; Marc Romeo, Vice Chairman; Sarah Khatib, Clerk, Catherine Turco-Abate and Joseph Moraski.

Mr. Conroy opened the meeting at 7:05 p.m.

Roscommon Bond: Mr. Conroy put this on the board's September 21, 2017 agenda as requested by Atty. Chris Timson on behalf of Whitman Homes.

Hunter Lane: Mr. Conroy moved to accept a cash bond in the form of Treasurer's Check No. 0200429 in the amount of \$19,284.00 issued by Norwood Bank, 11 Central Street, Norwood and dated September 1, 2017. Motion seconded by Mr. Moraski and voted 5-0-0.

Mr. Conroy moved to endorse the Form I Release of Covenant as submitted. Motion seconded by Mr. Moraski and voted 5-0-0.

Boyden Estates: Mr. Conroy moved to accept a Tripartite Agreement between the Town of Walpole, Needham Bank and Wall Street Development in the amount of \$212,000.00. Said bond was reviewed and approved by Marilyn Thompson. Motion seconded by Mr. Moraski and voted 5-0-0.

Mr. Conroy moved to release the Form I Release of Covenant as submitted. Motion seconded by Mr. Moraski and voted 5-0-0.

Echo Estates: Mr. Conroy moved to set the bond at \$542,000.00 as per recommendation of Margaret Walker, Town Engineer. Motion seconded by Mr. Moraski and voted 5-0-0.

ANR – Wall Street Development, Burns Avenue: Mr. Conroy recused himself at 7:15 p.m. The meeting was chaired by Joseph Moraski. Mr. Petrozzi stated no property lines are being changed. The plan just shows the lines as they presently are. Ms. Khatib stated she has not seen anything on this and therefore is not sure how she can vote. Mr. Petrozzi stated he submitted the plan back in August and doesn't want it portrayed it was dropped off tonight. Mr. Moraski stated that ANR's are pretty simple, but this is a contentious one. There are three standards to be met in order for the Planning Board to endorse: the lot shown must front on one of three types of ways, lot must meet minimum frontage requirements, and the Planning Board needs to determine that there is an adequacy of the way and access. Mr. Petrozzi stated he checked the first box on the application that states no lots are changed. It is only a field survey for recording purposes. It has nothing to do with access or frontage. He questioned the change in the language. Mr. Moraski stated it came from town counsel. Mr. Moraski questioned the property owner information. The Purchase and Sale agreements go back to 2015. He asked if they are stale. Mr. Petrozzi stated no. He doesn't feel it is necessary to update them.

Mr. Moraski asked for comments from the public.

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Comments and questions were raised by Robert O'Leary, Washington Street; Liz Barrows, 189 Union Street; Christopher and Kathy Campbell, 35 Burns Avenue; and, Jack Conroy, 455 Elm Street. Ms. Khatib stated if we do grant approval, it doesn't mean we are approving the subdivision. Mr. Romeo thinks he has met all the criteria and feels we should endorse this and feels the board is in jeopardy by signing tonight. He feels for the residents in this area, but his only question is does this meet the ANR criteria. If it does, we need to sign it. Ms. Abate stated some of the neighbors disputed what was shown on the ANR.

Ms. Khatib asked for an extension through September 25, 2017 and Mr. Petrozzi agreed. Mr. Petrozzi agreed to continue this hearing to September 21, 2017. Mr. Moraski moved to accept an extension of time up to and including September 25, 2017 on which to act on the ANR. Motion seconded by Ms. Abate and voted 4-0-0. Mr. Moraski put this on the board's September 21, 2017 agenda.

Mr. Conroy returned at 7:50 p.m.

7:55 p.m. Pine Acres 4-Lot Subdivision, 388 North Street: Mr. Conroy read the public hearing notice. Ms. Khatib stated the green cards are all set. The applicant, Joseph Verderber, was represented by Robert Truax, GLM Engineering. Mr. Truax stated this is property consists of 3.36 primarily wooded acres with an existing dwelling and is located directly across from Raspberry Way and Laurel Lane. They are proposing to build four lots and there are wetlands on the property. The road, located off North Street will be 260' long and directly across from Raspberry Way ending in a cul-de-sac. There is presently a drainage pattern they don't want to disturb. There will be water from the Town of Walpole and a hydrant which will be relocated about 5'. They are also proposing to connect into the town sewer system. There is an existing manhole which they will tie into. The site slopes down and drains through a ditch and all the roadway runoff is captured with an overflow for the 100-year storm. They did measure the site distance which is noted on the DIS. Mr. Truax stated they are asking for two waivers: a municipal system waiver for the sewer and water and impact data. They are going before Sewer and Water on Monday night.

Mr. Conroy read board comments. Mr. Conroy asked that street trees be added to the plan and Mr. Truax agreed and stated he will also correct the subdivision name shown on the plan from Nichols Pond Lane to Pine Acres.

Mr. Conroy asked for comments. Mr. Moraski asked if the filing fee was correct. He also questioned if the legal notice was correct as this involves the estate of Mr. MacDonald and Mr. Verderber is the developer. Mr. Truax asked if a letter from Mr. MacDonald's attorney would suffice and Mr. Moraski stated yes. Mr. Moraski stated a special condition will be that no staging of construction equipment is to be placed on neighboring streets, particularly Raspberry Way. He asked if there is any historical significance as the house was built in 1844 and Ms. Verderber stated they have a letter from the Historical Commission, which she will bring into the office for the file. Mr. Moraski questioned the total square footage and feels it is shown incorrectly. Mr. Truax stated he will double check.

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Mr. Moraski feels we should determine this to be a low or no salt area and wants that to be a comment to the Conservation Commission. Mr. Moraski questioned the street name being denied by fire, police and E911. He thinks that Curran Way should be allowed as it mean something to the MacDonald's. Mr. Truax stated he will resubmit the name. He asked if the board is comfortable with them working with Sewer and Water and Mr. Moraski stated yes.

Ms. Turco questioned the looped water main. Mr. Romeo stated this is pretty straightforward. Ms. Khatib stated the existing garage and sheds are to be removed, but it doesn't say anything about the house. Ms. Khatib also stated that the center of the new road will be directly across from Raspberry Way and asked that be noted on the plan. She also questioned the street lights, sidewalks and Fiscal Impact Statement. Mr. Conroy agreed with Ms. Khatib and would like the center line shown on the plan.

Mr. Conroy asked for public comments. Peter Walsh, Smith Avenue stated he is concerned with the water flow increase. There are two seasonal brooks that feed into one and flow underneath Smith Avenue. He is also concerned about the removal of trees. He feels this will increase the water to the wetlands, which is not good for him. He asked if that is why it would be a low salt area. Mr. Conroy stated we have pre and post run-off and they have to show they aren't going to discharge more than what is presently there. He stated that the issue Mr. Smith brought up should be before the Conservation Commission and Storm water Management.

Kevin Ball, 394 North Street stated he is a direct abutter and would like to hear about when the house is razed and questioned the huge pine trees. Mr. Truax asked if they are right on the property line and asked if he would like them down. Mr. Ball stated yes and he does have issues with the branches. Mr. Truax stated they will look into this and asked Mr. Ball give to him his phone number. Mr. Conroy stated when you determine what you are cutting down, he asked they let us know. Mr. Moraski asked him if he has any erosion issues now and Mr. Ball stated he doesn't think so. There is a wall there. His builder did a good job with the grade, but the two houses behind him do have a problem

Mr. Siaflianis, 235 Gould Street stated he has a water problem now and there are times when he can't move in his own yard. They have to do something about drainage. Mr. Conroy stated the Conservation Commission will try and alleviate some of the issues and his wetland concerns will come through them.

Maura Beverly, Laurel Lane stated the sewer easement is on her property, but she has not been approached. Mr. Truax will not be going through her property, but will be through the woods. Ms. Beverly questioned the strip of land and Mr. Truax stated they are not touching that strip. If they go through Laurel Lane they will have to do repaving.

Deb Haggarty, 5 Laurel Lane asked if Laurel Lane could be included in the special condition proposed by Mr. Moraski and also asked if Laurel Lane is considered a cul-de-sac. Mr. Truax stated the right of way has no turn around at the end. Mr. Conroy asked if Laurel lane is an accepted road and Mr. Truax stated yes. Mr. Conroy asked if Mr. Truax to get something from town clerk that Laurel Lane is an accepted street.

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There were no further questions. Mr. Truax gave the board an extension of time up to and including October 31, 2017. Mr. Conroy moved to accept an extension of time on which to take action up to and including October 31, 2017. Motion seconded by Mr. Moraski and voted 5-0-0. Mr. Conroy continued this hearing to October 19, 2017 at 7:30 p.m. He informed the applicant he will not be present at that meeting so they will be moving forward with a four person board. Mr. Truax chose to still continue to October 19th.

9:10 p.m. 26 Baker Street 2-Lot Subdivision: Mr. Conroy read the public hearing notice. The applicant was represented by his engineer, Shawn Hardy and James Brolly, applicant. Mr. Hardy stated they had previously filed a preliminary. There is an existing single family residence on the land at 26 Baker Street. They are proposing to create an additional lot in the rear. There will be a gravel drainage system on the side of the roadway and they are proposing a sewer service. He stated they are requesting many waivers.

Mr. Conroy read board comments.

Mr. Hardy thought the fire department was all set with a 16' road, but now they want 20'. Mr. Conroy stated we still have to address all the waivers and there are a lot. Mr. Conroy also read a letter from Robert and John O'Leary, Washington Street. Mr. Conroy explained the difference between a road versus a private way. Mr. Hardy stated their intent is to keep this private as it will basically be a driveway for one house. Mr. Conroy stated the board will go by what the fire department recommends.

Mr. Moraski asked that the O'Leary letter be sent to Ms. Dennehy and Ms. Walker. Mr. Moraski verified that the filing fee is correct. Mr. Hardy stated they did soil tests, etc. and that this is similar to what was approved on Peach Street. Ms. Abate questioned the removal of trees. Mr. Romeo stated because this is a driveway he doesn't think we need to worry about some of the issues. He is inclined to go with a more narrow road. He asked what would the fire department say if you were building one house and asked how is this different from a driveway to one house. Mr. Hardy stated this is a driveway to serve one house, but they could build it out fully. Mr. Romeo stated there needs to be a source for drainage. Mr. Brolly stated he did talk previously to the fire department and they did say that 16' was okay. He doesn't know what changed. Ms. Khatib stated the cover sheet should show a two-lot residential subdivision. She asked that the plan show abutting street names, questioned the square footage of each lot, would like a rounding, the fire department response does concern her, and she doesn't mind granting some waivers. She asked that the hearing be continued so she can review the information more thoroughly.

Mr. Conroy stated Mr. O'Leary submitted a lot of good information and feels they should check with the building inspector regarding some of their comments.

Mr. Conroy asked for public comments.

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Robert O'Leary, 776 Washington Street stated that there is ledge throughout the area and also sandy soil. He feels water is still a problem and he is not sure what a half acre of clear cut will do to run off. He questioned the site distance and feels some trees may have to be trimmed. He feels this plan is different from the preliminary.

Ms. Khatib stated there are six green cards missing.

Mr. O'Leary stated that traffic is going to increase on Baker Street and also there will be changes in the speed of cars going up and down Baker Street. Further, that some of the telephone poles come out into the street. He questioned the number of bedrooms. Mr. Conroy stated he can't find where it says the total square footage of the subdivision. He stated that Sheet 2 should show exactly what we are starting with. Mr. Hardy stated they will address that.

Mr. Conroy stated we are missing six green cards and that issue needs to be cleared up.

Paul Reilly, 10 Regan Road questioned the drainage and he is also concerned about the cars on Baker Street because of the dangerous curves.

The applicant asked to continue this hearing. Mr. Conroy continued this to October 19, 2017 at 7:35 p.m. He told the applicant that he would not be at the October 19th meeting, so they will only have a four person board. Mr. Brolly agreed to stay with October 19th.

It was moved, seconded and voted to adjourn. The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Sarah Khatib, Clerk

Accepted 10/5/17