

WALPOLE ZONING BOARD OF APPEALS MINUTES OF DECEMBER 2, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on MONDAY, DECEMBER 2, 2020 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney, Dave Anderson, Ashley Clark (Community Development Director); George Pucci (Town Counsel)

Lee opened the meeting at 7:00 PM

Case No. 05-20, Wall Street Development Corp., Dupee Street, Comprehensive Permit:

Lee opened the hearing, and explained that the purpose of this hearing is to go over the new submitted set of revised plans.

Petrozzi explained to the board that multiple changes to the project have been made based on peer review comments that have been previously made.

Rob Truax of GLM Engineering went over the following major changes to the plan:

1. reduced size of project from 12 duplex style units to 8 single-family home units
2. each unit provided 2 car garage with 2 parking spaces outside of garage for 4 parking spaces per unit
3. pulled the last unit away from the rear property line of Summit Ave. to increase buffer and reduce run-off.
4. opened turning radius to 30 ft. and made it deeper
5. provided 3 additional visitor parking spaces at the rear of the turnaround
6. addition of catch basins at end of roadway (unit 8)
7. extension of swales behind the units along Victoria Circle and providing landscape buffer for all units

Bill Scully of Green International Affiliates went over the changes relating to traffic on the plan:

1. did studies per peer review recommendation to collect speed data on High Plain St. and collect sight distances.
- 2, widened out radius of turnaround to accommodate fire truck apparatus

Lee opened the hearing up to the board members for comment, which included the following;

1. Murphy: re: swale sufficiency for the flow on Victoria; snow removal; mail

Truax: swales are sufficient, snow to be placed btwn. Units 6 & 7 to melt and flow down to swale

Petrozzi: mail will most likely be individual

2. Delaney: swale installation timeline; speed of cars

Truax: temporary basins/ swales during construction, erosion controls in place behind units and Victoria Circle.

Scully: 85 percent of people were observed going 35-39 mph.

3. Lee: building height; number of bedrooms per unit; setbacks; landscape plan; depth of drainage basin; construction phasing

Truax: two stories in front, 3 stories in back, to comply with towns height regulations; 30 ft. setbacks from house to property line (decks will encroach w.in setbacks); detail of plantings in front of buildings and between driveways on plan with arborvitae in back of units (4-5 ft. in ht. and 6 ft. spacing); drainage basin max. 4 ft. in depth; sequencing on erosion plan and can be solidified w. Town Engineer

Petrozzi: 2-3 bedrooms per unit, with larger sized bedrooms due to reduction in units.

Lee: next step is to have Tetra Tech to review the revised plans submitted and opened the meeting up to the public for comment which included the following:

Katie Eiebye: re: town land abutting unit 8

Petrozzi: not anticipating any activity on the town land.

Janis Selett: concern about traffic, number of units, turnaround

Julie Sullivan: small trees proposed in back of units and Victoria Circle; water pressure; swale

Petrozzi: looped water main

Tyler Houle: prefers landscaping in the back of dupe to be taller for screening; concern over lighting

Rob: could place arborvitae between units 6 & 7 to prevent head lights in visitor parking spill onto Victoria Circle property

Murphy: trash and recycling

Truax: private pickup, no dumpsters

Clark: nail down site plan and make sure fire and peer review is on board with proposal; recommends applicant submit architectural drawings; recommends taking a closer look at the landscaping plan to possibly diversify the plant species' lighting plan to be reviewed; updated waivers list to be submitted by applicant; recommends next hearing focus on department comments and could then start drafting a rough decision.

Petrozzi: to provide lighting plan and a prototype for architectural drawings.

Murphy motioned to continue the hearing to 1/13/21 at 7PM via Zoom, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye; Anderson-aye, the motion carried 6-0-0.

Minutes: Murphy motioned to accept the minutes of 11/5/20, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye; Anderson-aye, the motion carried 6-0-0.

Murphy motioned to adjourn, seconded by Coffey roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, Anderson-aye, the motion carried 6-0-0.

The meeting adjourned at 8:30 PM

Accepted 1/13/21