

The May 28, 2008 meeting of the Walpole Zoning Board of Appeals was held in the Main Meeting Room of Town Hall.

Chairman Susanne Murphy called the meeting to order at 7:30 P.M. with the following members present:

Susanne Murphy, Chairman
Ted C. Case, Vice Chairman
Craig Hiltz, Member
James M. Stanton, Member

James S. Decelle, Associate Member

7:30 p.m. – Shaun and Joseph Mellett, Jr. – Case 06-08 (Murphy, Case, Hiltz, Stanton, Decelle)

read the public hearing notice for Shaun and Joseph C. Mellett, Jr., Case #06-08, with respect to property located at 1299 Main St., Walpole and shown on the Assessors Map as Lot No. 33/329, RB Zone.

The application is for:

A Special Permit under Section 3-G(1) of the Zoning Bylaws to allow the use of the property for a two-family as a lawful pre-existing, non-conforming structure and use, or obtain any other relief for such use; and,

An Appeal from action taken by Building Inspector with respect to the Building Inspector's refusal dated February 12, 2008 to permit, find, and confirm the non-conforming two-family nature and use of the property.

Attorney William O'Connell, represented the applicant, and explained that they are requesting a determination that the property is a legal two-family because the history of the property has been assess as such since 1967. Included in the paperwork submitted at the hearing is a fireplace permit for the second floor of the building requested at the last hearing. The property is in an RB Zone across from an LM Zone. There are other two-family and multi-family homes in the area. He asked the Board to consider the issue of equitability. If the Board does not make this determination, the property owners will incur substantial monetary loss because they purchased it as a two-family with the intention of developing it as such.

Mr. Stanton asked if the third unit would be removed. Both Shaun and Joseph Mellett said if that was the Board's decision they would remove it.

asked if there were any comments from the public, there being none, the hearing was closed.

The secretary will ask Attorney O'Connell for an extension on the decision.

DISCUSSION:

ZBA Reorganization Vote

Hold for June 4, 2008 meeting.

MINUTES:

The May 14, 2008 minutes were distributed.

There being no further business, the meeting was closed at 9:30 p.m.

Daniel J. Cunningham

Clerk

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Minutes were approved on June 4, 2008.