

WALPOLE ZONING BOARD OF APPEALS MINUTES OF MAY 20, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely (via Zoom) on WEDNESDAY, May 20, 2020 AT 7PM. The following members were present on the Zoom conference:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey (Member), Drew Delaney (Assoc. Member), Ashley Clark (Community Development Director, Amy Messier (ZBA admin. asst.), George Pucci-KP-Law (Town Counsel)

Lee opened the meeting at 7PM

Case No. 02-20, Sayed Halabi, 1363-1391 Main St., Special Permit Request under Section 5.B(3)g to allow second and third floor residential units.

Lee opened the hearing, Applicant Sayed Halabi was present, along with his architect, Kevin Riopelle of DGT Associates. Halabi explained to the Board that he submitted revised plans on 5/18/20, depicting reduced retail space, decreased number of units from 18 to 16 (14 two- bedrooms and 2 one-bedroom units), and the driveway leading to the underground garage has been decreased substantially due to Town Engineers concerns, with parking spaces below grade have been reduced from 34 to 32. There's also been an addition of a sidewalk from the back parking lot to the front. the Applicant stated that the project is not abutting any residential zones at all, which does not require any buffering, however, he has provided vegetation for buffering on the revised plans. Lastly, there has been the addition of a paved fire engine hammerhead turnaround, located in the rear of the property, to accommodate Fire Dept. requirements and concerns earlier mentioned on the original plans. Lee asked the Applicant whether he'd consider making ten percent of the proposed units affordable, in which the Applicant stated he'd look into it, along with addressing the billboard situation at the next hearing. With additional information needed, Murphy motioned to continue the hearing at the Applicants request to 6/17/20 at 7PM via Zoom Conference, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Delaney).

Case No. 20-19, Cidar Creek Homes, LLC., 960 West Street, Special Permit Request, for a Special Permit under Section 5.B-2. to allow an in-law addition to an existing residential house.

Lee opened the hearing, Kevin Porter of Cidar Creek Homes was present, and explained to the Board that revised plans were submitted prior to the hearing, dated February 14, 2020 depicting the garage addition relocated to other side of the single-family dwelling, as the Board requested at the last public hearing. With revised plans reflecting the previous concerns of the Board, Murphy motioned to close the hearing, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Delaney). Murphy motioned to grant the special permit based on the revised plans with standard conditions in place, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Delaney).

Case No. 04-20, 103 Providence Highway LLC., 103 Providence Highway, Special Permit Request under Section 7.6A.4 to allow an electronic message center.

Jane Coffey recused herself of this hearing

Lee opened the hearing, Bryan Clayman from Signarama Walpole was on behalf of the Applicant. Clayman explained to the Board that the Applicant is proposing an electronic message board for the proposed Norwood Urgent Care. Details of the sign include the following: top part of the sign (electronic message board) to be approx. be 4x6, with the rest of the sign having interior illuminated LED channel approx. 40 s.f. with ambient light control to brighten and dim with the natural light differences during the day/night. Displayed words on the electronic message board will to depict wait times, community messages, etc. Top channel letters will say "Norwood Urgent Care", that will be turned off at some point during the nighttime hours. Fencing and landscaping was also mentioned that will be done on the property. Lee asked Clayman if the Applicant would allow Walpole Emergency to display messages on the message board, to which Clayman was unsure and would have to refer back to the Applicant himself. With a few outstanding details, such as hours of operation and, whether or not the Applicant would allow Walpole Emergency to display messages, Murphy motioned at the Applicants request to continue the hearing to 6/17/20 at 7PM via Zoom Conference, seconded by Delany, the motion carried 4-0-0.

Case No. 05-20, Wall Street Development Corp., Dupee Street (Map 35; Parcel 380-1), Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 as amended, to allow the construction of twelve (12) duplex condominiums in six (6) buildings.

Lee opened the hearing, Applicant Lou Petrozzi of Wall Street Development was present. Lee stated that a letter to the Applicant was sent to him depicting missing information from his application submission that needs to be submitted to move forward in the hearing process, with a deadline date of material submission of June 3, 2020. Murphy motioned to continue the hearing at the Applicants request to 6/17/2020 at 7PM via Zoom Conference, seconded by Coffey, the motion carried 5-0-0: roll call vote: Lee-aye; Murphy- aye; Fitzgerald-aye; Coffey-aye; Delaney-aye).

Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23, as amended to allow the construction of two hundred and forty (240) rental units and sixty (60) ownership units:

Lee opened the hearing, Applicant David Hale of OMNI Properties was present. Lee stated that at the next meeting, traffic and peer review submissions to be addressed. Murphy motioned to continue the hearing at the Applicants request to 6/17/2020 at 7PM via Zoom conference, seconded by Coffey, the motion carried 5-0-0, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye.

Minutes: no minutes were read or accepted at this time.

Murphy made a motion to adjourn, seconded by Coffey, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Coffey, Delaney)

The meeting adjourned at 9:00 PM- Accepted 7/27/2020

