

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JULY 24, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, JULY 24, 2019 at 7:00 PM in the Main Meeting Room at Walpole Town Hall. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chairman; Bob Fitzgerald, Clerk; Mary Jane Coffey, Member; Rick Merrikin, Member; Drew Delaney, Associate Member.

Also Present: George Pucci of Town Counsel; Paul Haverty of Blatman, Bobrowski & Haverty LLC; Phil Paradis of BETA Group.

7:00 PM Lee opened the meeting

Case No. 05-19, Wall Street Development Corp- Burns Avenue Development LLC., 48 Burns Ave. (Map 20/ Parcels 119, 136 & 137), Comprehensive Permit:

Lee opened the hearing, Applicant Lou Petrozzi of Wall Street Development was present, along with Rob Truax of GLM Engineering. Lou explained to the Board that he submitted a packet of waiver requests dated 7/24/19 to the ZBA office, including waivers for the following;

- multiple dwellings, buffer zone, multiple principle buildings, tree clearing/ stripping of topsoil, setbacks, construction of trailer, activities on plan, signage, common driveway, utilities, WPA, stormwater, filing fees, Water & Sewer connection and inflow fees.

Pucci recommended that additional information on the waivers is needed and should be provided by the Applicant in time for the next hearing, and also recommended that BETA provides an analysis on the waivers being requested. Furthermore, Town boards and officials should provide feedback regarding specific waiver requests relevant to them. Haverty agrees that more information should be submitted by the Applicant, however, stated that not all of the requests need a specific waiver under 40B. Conservation Agent Landis Hershey was present and spoke on behalf of the Commission regarding the WPA and Town Bylaw issues that are currently being addressed by the Commission with the Applicant in an active Public hearing process for the same project. Specifically, Hershey stated that after a technical review earlier in the day with the Commission and the Applicant, additional review is needed regarding the Riverfront area/ degraded riverfront area with BETA and the Applicants consultant, Ecotec. The Applicants revised plans dated 7/11/19 still need to be reviewed by the Commission and also by BETA. Hershey recommended that fees and the 25 ft. no alteration area not be waived for the project, and encourages the Board to ask for specific information from the Applicant as to why work in the 25 ft. no alteration area is needed for the project. The Applicant's next meeting with the Commission is 8/14/19. Lee opened the hearing up the public for comment which included;

- Barrows of Union St.: site and utilities access
- Campbell of Burns Ave.: fire department emergency access/ site access

Phil Paradis of BETA suggested that the Applicant narrow the waiver requests and provide specific information for each one desired, and noted the topics that still need to be addressed, including; emergency access, parking, now removal, landscaping and lighting. Pucci stated that comments from the Fire Dept. regarding the length of the roadway and the waivers involved would be helpful, along with details on the waiver for signage. Haverty stated that he will be reaching out to Mass Housing with Pucci regarding the definitive take that Mass Housing on the projects eligibility. Lee granted direct communication between BETA and the 40B consultant. With further information needed, Murphy made a

motion to continue the hearing to 8/28/19 at 7PM in the Main Meeting Room, seconded by Murphy, the motion carried 6-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

Coffey made a motion to adjourn, seconded by Murphy, the motion carried 6-0-0 (Lee, Murphy, Coffey, Fitzgerald, Merrikin, Delaney)

The meeting adjourned at 8:45 PM