



# Town of Walpole Commonwealth of Massachusetts Zoning Board of Appeals

Matthew Zuker, Chairman  
Craig W. Hiltz, Vice Chair  
Robert Fitzgerald, Clerk  
Mary Jane Coffey, Member  
Susanne Murphy, Member  
John Lee, Associate Member

## Agenda

**Wednesday, March 7, 2018**

**Meeting begins at 7:00 p.m.**

**Town Hall, 135 School Street, Walpole, MA 02081**

**MAIN MEETING ROOM**

**\*Public Hearings shall start no sooner than 7:00 p.m., unless expressly noted, but the actual start time of each item listed is approximate\***

### **7:00 pm: Public Hearings, Deliberations and Other Business:**

**Case No. 01-18**, Michael Hansen, 11 Boulder Trail, Special Permit Request. (Deliberations and Vote Expected: Zuker, Hiltz, Murphy, Coffey, Fitzgerald, Lee)

**Case No. 02-18**, Paul Cisternelli, Lot 1 Renmar Ave., Variance & Special Permit Requests. (Deliberations and Vote Expected: Zuker, Hiltz, Murphy, Coffey, Fitzgerald, Lee)

**Case No. 03-18**, Norman Eibye, 62 Highland Ave., Variance Request. (Deliberations and Vote Expected: Zuker, Hiltz, Murphy, Coffey, Fitzgerald, Lee)

**Case No. 04-18**, Deborah and Leon Laframboise, 61 High Street, Special Permit Request. (Deliberations and Vote Expected: Zuker, Hiltz, Murphy, Coffey, Fitzgerald, Lee)

**Minutes Review:** February 21, 2018 (Votes Expected to approve minutes)

**Other Business - Discussion Items:** N/A

**Upcoming Meetings:**, April 4, 2018, April 18, 2018, May 2, 2018

## Legal Ads:

### **Town of Walpole Zoning Board of Appeals**

Notice is hereby given that the Board of Appeals of the Town of Walpole will hold a **PUBLIC HEARING** in the **MAIN MEETING ROOM** of **TOWN HALL** on **WEDNESDAY, March 7, 2018 at 7:00 P.M.** on an Application from **Michael Hansen, Case #01-18**, with respect to property located at **11 Boulder Trail, Walpole, MA**, Zoning District R.

This Application is for a Special Permit under Section 5-B.3(n) of the Zoning Bylaws to allow the garaging or maintaining of four (4) automobiles in a detached one-family residential dwelling.  
This Application may be viewed at the office of the Board of Appeals.

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This Application is for three (3) Variances under 8-C of the Zoning bylaws:

A **Variance** under Section 6-B.1. and Section 12-3.A-3.B. to allow a proposed commercial building to be constructed on an existing lot, containing 38,675 s.f. where 40,000 s.f. is required; a **Variance** under Section 6-B.1. to allow a proposed building to be constructed with a setback of 25 ft. where 50 ft. is required; a **Variance** under Section 6-B.1. note 9 to allow outside storage area for equipment to be located with a setback of 10 ft. where 50 ft. is required.

This Application is for two (2) Special Permits under Section 12-4 of the Zoning bylaws:

a **Special Permit** under Section 12-3.B. to allow the storage and handling of toxic or hazardous materials on premises, in quantities greater than those associated with the normal household use; a **Special Permit** under Section 12-3.A.-3-B & C for a non-residential use to allow 44% of the lot area to be rendered impervious, where 15% is allowed.

This Application may be viewed at the office of the Board of Appeals.

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This Application is for a Variance under Section 6-B.1. of the Zoning Bylaws to allow a roof overhang with posts 29.5 ft. from the front setback.

This Application may be viewed at the office of the Board of Appeals.

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from **Deborah and Leon Laframboise, Case #04-18**, with respect to property located at **61 High Street, Walpole, MA**, Zoning District RB.

This Application is for a Special Permit under Section 5-B.2. of the Zoning Bylaws to allow an accessory in-law suite in space previously approved as a childcare center, with no alterations needed.

This Application may be viewed at the office of the Board of Appeals.