



# Town of Walpole Commonwealth of Massachusetts Zoning Board of Appeals

Matthew Zuker, Chairman  
James S. DeCelle, Vice Chairman  
Craig W. Hiltz, Clerk  
Mary Jane Coffey, Member  
Susanne Murphy, Member  
Robert Fitzgerald, Associate Member

## Amended Agenda Wednesday, October 4, 2017 Meeting begins at 6:30 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\***

**6:30 pm: Open Session**, with executive session expected to immediately follow, with a declaration by the Chairman under G.L. c.30A, §21(b) as to the purpose of the executive session and then a Roll Call Vote of the Board to go into executive session, with the Board expected to reconvene in Open Session following the conclusion of the Executive Session.

**6:30 pm: Executive Session** under G.L. c.30A, §21(3), for the Board to discuss strategy relating to litigation known as McSharry v. ZBA, Land Court C.A. No. 2017MISC000256, concerning a proposal to develop 12 units of land off of Pleasant Street, as discussion in an open meeting may have a detrimental effect on the litigation position of the Board, as declared by the Chairman.

**7:00 pm: Open Session**

**7:00 pm: 15 Marguerite Road September 13, 2017 Variance Decision. Possible EXECUTIVE SESSION to discuss potential litigation under G.L. c.30A, §21(a)(3) and Possible OPEN SESSION to discuss whether there are errors or omissions in the decision that need to be corrected either with or without a further public hearing. Votes may be taken.**

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

- Case No. 03-16, McSharry Brothers Inc., Vacant land off of Pleasant Street. Discussion in Open Session, as appropriate, with potential votes to take place.
- Case No. 06-17, William Germaine, 86 Oak St., Variance Request (Deliberations and Vote Expected; Zuker, Hiltz, Murphy, Coffey, Fitzgerald)
- Case No. 23-16, Wall Street Development Corp., 48 Burns Avenue/End of Burns Avenue “Union Sq. Village”, Continued Hearing re. Special Permit Request (Deliberations and Vote Expected: Zuker, DeCelle, Hiltz, Murphy, Coffey, Fitzgerald)
- **Minutes Review**: August 16, 2017; September 6, 2017; September 20, 2017. (Votes Expected to approve minutes)

- **Other Business - Discussion Item:** Development of ZBA Policies and Procedures

**Upcoming Meetings:** November 15, 2017; December 6, 2017; January 3, 2018