



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Zoning Board of Appeals**

**Zoning Board of Appeals**  
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Bob Fitzgerald, Clerk  
Drew Delaney, Vice Chair  
Jane Coffey, Member  
David Anderson, Member  
Judith Conroy, Assoc. Member  
Timothy Hoegler, Assoc. Member

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**AGENDA**

**Wednesday, June 15, 2022**

**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.**

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

**Case No. 22-14**, Shawn O'Leary, 6 Philip Road, Special Permit under Zoning Bylaws Section 5-B.2 of the Zoning By-Laws to allow the construction of an accessory in-law suite onto an existing single-family dwelling.

**Case No. 22-15**, Walpole 1333 LLC, 1337 Main Street, Special Permit under Zoning Bylaws Section 5-B.1.4.q.ii of the Zoning Bylaws to allow for the constructions of a walk-up food service window.

**Case No. 22-13**, James Delaney, 11 Briarwood Lane, Special Permit under Zoning Bylaws Section 5-D of the Zoning By-Laws to allow excavation and filling exceeding one-hundred (100) cubic yards of earth within a residential use.

**Case No. 22-9**, Glaro Development, 51 Boston - Providence Highway, Special Permit under Zoning Bylaws Section 5-B.1.4.p.ii of the Zoning Bylaws to allow modifications to the existing drive-thru at the site.

**Case No. 22-16**, 295 Union Street Fee Owner LLC, 295 Union Street, Special Permit under Zoning Bylaws Section 11.3.B of the Zoning By-Laws to allow building and site improvements in the Floodplain Protection Overlay District.

**Minutes Review:**

- 5/4/2022
- 5/18/2022
- 5/25/2022

**Upcoming Meetings:**

- 7/20/2022
- 8/17/2022

**Board Business:**

- Tetra Tech Invoices

**If you have questions about the Agenda contact the Zoning Board of Appeals,**  
[snatola@walpole-ma.gov](mailto:snatola@walpole-ma.gov) or 508-660-7250