



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

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

AGENDA

*** revised ***

Wednesday, July 20, 2022
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.
7:00 p.m. Public Hearings, Deliberations and Other Business:

Executive Session

Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation involving the Residence at Burns Avenue - Notice of Project Change, and strategy with respect to the DHCD's denial of the Board's Safe Harbor invocation regarding ZBA Case No. 22-11, The Residences at Darwin Commons and ZBA Case No. 22-10, The Residences at Pinnacle Point, votes may be taken.

Case No. 22-11, Wall Street Development Corp., 9 & 15 Pinnacle Drive (Map 19, Parcels 182 & 183), Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Sections 20 through 23, as amended, to allow for the construction of twenty-eight (28) homeownership, non-age restricted, condominium Townhouses. (Continued from 6/1/2022)

Case No. 22-10, Wall Street Development Corp, with respect to the property located at Darwin Lane (Map 42, Parcels 240 & 227-13) for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 as amended, to allow the construction of twenty-eight (28) homeownership, non-age restricted, condominium townhouses in six (6) buildings on approximately 3.44 acres. (Continued from 5/25/2022)

Case No. 22-16, 295 Union Street Fee Owner, LLC, 295 Union Street, Special Permit under 11.3B of the Zoning Bylaws to allow building improvements and site improvements in the floodplain overlay protection district. (Continued from 6/15/22)

Case No. 22-9, Glaro Development Corp., 51 Route 1; special permit under Table 5-B.1.4.p.ii of the Zoning By-Laws to allow modification to the existing drive-thru at the site. (Continued from 6/15/22)

Case No. 22-14, Shawn O'Leary, 6 Philip Road; special permit under 5-B.2 of the Zoning By-Laws to allow the construction of an accessory in-law suite onto an existing single family dwelling. (Continued from 6/15/22)

Case No. 22-17, Helio Ferriera, 28 Main Street, Special Permit under Zoning Bylaws Section 5-B.2 of the Zoning By-Laws to allow the construction of and accessory an in-law suite within an existing single-family dwelling.

Case No. 22-1, High Plain Holding, LLC, 173 High Plain Street, Special Permit under Section 5-B.1.3.G of the Zoning Bylaws to allow for a three-story, ten-unit, mixed-use residential development within the Business (B) Zoning District. (Continued from 6/1/2022)

Case No. 22-7, 1429 Main Street LLC, 1429 Main Street, Special Permit under Zoning Bylaws Sections 2.2.A-B/ 5-B.1.3.g to allow for the modification to the 2014 Planning Board Special Permit Decision, Case No. 14-10 in which the special permit granting authority has changed. (Continued from 6/1/2022)

Case No. 22-12, Bristol Brothers Development Corp., Renmar Avenue & West Street, Variance under Zoning Bylaws Section 10-C.2.(a)(3), requiring that an Adult Qualified Village development have a minimum setback along the perimeter of fifty (50) feet.

Case No. 22-13, James Delaney, 11 Briarwood Lane; special permit under Section 5-D of the Zoning By-Laws to allow excavation of side hill and trucking in of material to level and grade backyard. (Continued from 6/15/22)

Minutes Review:

- 6/1/2022

Upcoming Meetings:

- 8/17/2022

If you have questions about the Agenda contact the Zoning Board of Appeals,
snatola@walpole-ma.gov or 508-660-7250