



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

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

---

**AGENDA**

**Wednesday, November 1 2023**  
**Meeting begins at 7:00 P.M.**  
**Town Hall, 135 School Street, Walpole, MA 02081**  
**SELECT BOARD 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:**

**Public Hearings:**

**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 September 6, 2023)

**Case No. 22-22**, Neponset Village, LLC, 5 Pleasant Street, for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B Section 20 through 23, as amended, to allow the construction of twenty-four (24) townhouse style condominiums within seven (7) buildings ***Remanded from Housing Appeals Committee*** (Continued from September 18, 2023)

**Case No. 23-17**, Joseph Dorsett, 104 Main Street, Special Permit under Section 9.3.C of the Walpole Zoning Bylaws for the expansion of an existing parking lot as it relates to a non-conforming use within the properties zoning district. (Continued from September 18, 2023)

**Minutes:**

- 9/18/23
- 10/11/23

**Upcoming Meetings:**

- 11/20/23
- 12/6/23

**If you have questions about the Agenda contact the Zoning Board of Appeals,**  
[zba@walpole-ma.gov](mailto:zba@walpole-ma.gov) or 508-660-7352