



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, April 5, 2023
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 p.m. Public Hearings, Deliberations and Other Business:

Public Hearings:

Case No. 22-30, Marco DeMelo, 15 Winthrop Street, Special Permit under the Zoning Bylaws, Section 9.4.A and Section 12.3.C. for the modification to a preexisting nonconforming one-family dwelling that exceeds the impervious surface requirement for a residential use within the Water Resource Protection Overlay District. (Continued from 3/1/23)

Case No. 23-1, Eltion and Dawn Allen, 555 East Street, Special Permit under Section 9.3 of the Walpole Zoning Bylaws to allow for the expansion of the non-conforming use on the pre-existing, non-conforming two family dwelling within the single family Residence B (RB) Zoning district. (Continued from 3/1/23)

Case No. 23-9, James Donovan, 57 Highland Street, Special Permit under Section 9.4.A of the Walpole Zoning Bylaws to expand a pre-existing, non-conforming structure in regards to the rear yard setback. The applicant is proposing to construct a deck in the rear yard setback..

Case No. 20-21, Wall Street Development Corp, 48 Burns Avenue (Parcel 20-136)/ Union Street (Parcel 20-119)/ Brook Lane (Parcel 20-115)/ Burns Avenue (Parcel 20-137), On remand from the Housing Appeals Committee, Request for Project Change/ Amendment to a Comprehensive Permit under G.L. c.40B §§20-23 to amend the previously approved project by moving the point of access to Brook Lane; and the construction of twenty (20) single-family dwellings, instead of the previously approved thirty-two (32) townhouse units within six (6) building accessed from Burns Avenue. (Continued from 3/1/23)

Minutes Review:

- 3/20/2023

Upcoming Meetings:

- 5/15/23
- 6/7/23

If you have questions about the Agenda contact the Zoning Board of Appeals,
zba@walpole-ma.gov or 508-660-7352