



**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**

**Wednesday, May 04, 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. 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 project to include Brook Lane; forty (40) units in eight (8) buildings, instead of the previously approved thirty two (32) units in six (6) buildings, and utility connections from Brook Lane and eliminate installation of utilities from Union Street (continued from 3/16/2022)

**Case No. 22-6**, Application from Patrick Chahwan, 1079 West Street, Zoning District: Rural Resident District (R). This Application is for a Special Permit under Zoning Bylaws Section 5-B.2.C.2 Schedule of Use Regulations, to expand the square footage of an existing Accessory In-Law Suite.

**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 April 20, 2022)

**Minutes Review:**

- 04/06/22
- 04/20/22

**Board Business:**

- Cedar Edge Cedar Crossing - ANR Plan endorsement as a result of approved Comprehensive Permit Waiver

**Upcoming Meetings:**

- 5/18/22
- 6/1/22

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