



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

Monday, May 15, 2023

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 6:30 p.m., unless expressly noted.

6:30 p.m. Public Hearings, Deliberations and Other Business:

Public Hearings:

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 5/8/23)

Case No. 23-3, John Walsh Co., 1549 Washington Street, Special Permit under Section 9.3 of the Walpole Zoning Bylaws in order to demolish the pre-existing, non-conforming two family dwelling and construct a new two family dwelling within the Residence A (RA) Zoning District. (Continued from 3/20/2023)

Case No. 23-12, John Walsh Co., 1549 Washington Street, Special Permit under Section 12.3.C of the Walpole Zoning Bylaws for the modification to a preexisting nonconforming two-family dwelling that exceeds the impervious surface requirement for a residential use within the Water Resource Protection Overlay District.

Case No. 23-10, Eric Christensen, 4 Betty Road, Special Permit pursuant to Section 5-B.2 of the Walpole Zoning Bylaws to allow for an accessory in-law suite.

Case No. 23-13, John Rooney, Jr., 11 Winthrop Street, Special permit under Section 12.3.C. of the Walpole Zoning Bylaws 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.

Case No. 23-16, Daniel Martinez, 1245 Washington Street, Special Permit under Section 5.D.4.A for earth removal and Special Permit under 12.3.C (5) in order to increase the impervious surface area in an Area 1 in WROPD

Case No. 23-11, Kathleen Watson and Kevin Plunkett, 7 Pilots Way, requesting an Administrative Appeal from action taken by Building Commissioner, Jim Crowley, with respect to his decision that his citing of the propane tanks at 11 Pilot's Way did not fall under Section 6: Dimensional Regulations: Table 6-B.1/Residence B/Minimum Side yard setback/15 feet. Complaint #23-16.

Case No. 22-4, Thomas J. Powers, 132, 136, 140 Washington Street, Special Permit under Section 5-B.1.3.g of the Walpole Zoning Bylaws to allow for a three (3) story, six (6) unit, mixed-use residential development within the Business (B) Zoning district. (Continued from 3/20/23)

Minutes Review:

- 3/20/23
- 4/5/23
- 4/26/23

Upcoming Meetings:

- 6/7/23
- 7/17/23

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