



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

AMENDED

AGENDA

Monday, July 17, 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. 23-26 related to previous 03-20, 55 SS LLC., 51-53-55 Summer Street, Modification to the previously approved Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 as amended, to allow for the construction of a 56-unit apartment style building that will replace the previously approved fifty-six (56) single-family and duplex ownership units located on Lot 2. This modification will also seek to move three (3) of the townhouse style rental buildings from Lot 1 to Lot 2 and eliminate the previously proposed Homeowner's Association.

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*

Case No. 23-19, Anthony Yebba, 81 Diamond Street, Special Permit under the Zoning Bylaws, Section 9.3.C Nonconforming Uses, to allow for the expansion of the pre-existing, non-conforming multi-family use within the Limited Manufacturing zoning district. (Continued from June 7, 2023)

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. (Continued from May 15, 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 June 7, 2023)

8:00 PM

Case No. 23-23, Christina Awad, 3 Laurel Lane, Special Permit pursuant to Section 5-B.2 of the Walpole Zoning Bylaws to allow for an accessory in-law suite.

Case No. 23-22, Anthony Civitarse, Jr, 0 Sunset Drive, Special Permit under Section 5.D-B for the removal of 2,280 cubic yards of earth removal from lots 7, 8 and 9 Sunset Drive.

Case No. 23-25, Nicholas Labbe, 11 Charlesgate Road, Variance under Section 6-B.1 of the Walpole Zoning Bylaws in order to construct a covered porch within the front yard setback.

Minutes Review:

- 6/7/23
- 6/26/23

Upcoming Meetings:

- 7/26/23
- 8/21/23

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