

WALPOLE ZONING BOARD OF APPEALS MINUTES OF January 17, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, January 17, 2018 at 7:00 p.m. in the main meeting room. The following members were present: Matthew Zuker, Chairman; Craig Hiltz, Clerk; Susanne Murphy, Mary Jane Coffey and Robert Fitzgerald, Associate Member

Zuker opened the meeting at 7:00 PM

Open session:

7:01 PM

Case No. 24-17, Norfolk County Agricultural High School, 400 Main Street, Special Permit Request:

Zuker opened the hearing, Attorney Bill O'Connell was present, along with Tammy Quinn, superintendent of Norfolk Agricultural H.S.; Rick Fitzpatrick, business manager; and Scott Ferrigno of Sign Design Inc. O'Connell explained to the Board that this Special Permit request is under Section 7-6.4.A. of the Zoning bylaws to allow two electronic message centers utilizing LED, on each side of the existing monument sign in a Residential District. Scott Ferrigno further explained to the Board that the LED message center would be located within the existing footprint of the monument sign, and will be replacing the existing manual message center. The purpose of the message center is for the advertisement of educational community shows. It was stated that the LED message center will have a static display, with automatic dimming, no sound, and will be illuminated according to the hours set forth in the bylaw, or as extended by the Z.E.O. The Board found that the use of the LED messaging system in the PSRC district is reasonably consistent pursuant with the Dover Act, and the sign is sufficiently distant from the street and abutters. Zuker opened the hearing up for public comment, which there was none. The Board had no further questions or concerns at the time, Zuker made a motion to close the hearing, seconded by Murphy, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). Hiltz made a motion to grant the Special Permit on behalf of the Applicant under Section 7-6.4.A. of the Zoning Bylaw to allow two electronic message centers utilizing LED, on each side of the existing monument sign in a Residential District with conditions, seconded by Fitzgerald, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald).

7:47 PM

Case No. 25-17, DV Realty Partners, LLC, 2375 Boston Providence Highway, Variance Request:

Zuker opened the hearing, Attorney Bill O'Connell was present on behalf of the Applicant, along with Scott Rogers. Kenny Patel was present as well, the current owner of the Jiten Hotel. O'Connell explained to the Board that this application is under Section 7.5.C(6) and 7.6.G of the Zoning bylaws for a variance for a third exterior wall sign, with the dimensions of roughly 12 x 6 ft. for the Home 2 Suites by Hilton Hotel. It was explained that the Applicant has building permits for two existing wall signs, and a third sign is desired. Rogers stated that average speed on Rte. 1 is 50 mph, and that when driving at such speeds, it's more difficult to read and recognize signs, as well as mentioning that the hotel is lower in elevation compared to the nearby gas station and restaurant. O'Connell stated that the owners have invested a large amount of money in the project regarding permits, water and sewer, and that the hotel will be a substantial economic benefit to the town, and therefore the third sign is necessary in order to

keep the hotel competitive with the others nearby. The Board had questions and concerns about the necessity of the third sign, Mr. O'Connell requested to keep the hearing open and continue to a later date in order to gather more information to the necessity of the sign. Zuker opened the hearing up for public comment, John Swindlehurst from 19 Jason's Path expressed that he is opposed to the variance due to the large amount of illumination that is already present, along with not seeing the absolute necessity of the sign. Murphy made a motion to continue the hearing to 2/7/18 at 7:00 PM in the Main Meeting room, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

8:50 PM:

Case No. 26-17, Union Street CME, LLC, 255 Union Street, Special Permit Request:

Zuker opened the hearing, Dan Merrikin of Merrikin Engineering was present, along with the owner or the property, Dan Connors. Merrikin explained to the Board that the proposed project falls under Section 5-B.1.3-D 5-B.1.3-C of the Zoning bylaws to allow the expansion of an existing multi-family residential use. It was stated that the property is roughly 9 acres, with wetlands located in back of the property, along with the presence of Traphole Brook. The proposed project is composed of a main house, a cottage and a barn, the Applicant is looking to take the existing three structures and renovate and convert them into eight apartment units (5 one bedroom and 3 two bedroom units). A paved parking lot is also proposed with 17 parking spaces and a stormwater basin to address the stormwater run-off, along with the removal of a portion of the existing driveway and build walkways to connect the parking lots to each of the three buildings, and renovate the house, cottage and barn within their existing footprints, with the construction of a deck off of the barn (approx.. 36x12 sq.ft.) and an enclosed car port. Zuker read comments from other Boards, which consisted of comments from Conservation, Water & Sewer, the Town Engineer, and the Fire Dept. Zuker stated that comments from other Boards need to be addressed, Merrikin stated that he is planning to meet with the Conservation Agent and the Town Engineer to address their comments, as well as meeting with the Fire Chief. Coffey expressed to the Board and the Applicant that the exterior renovations should be restored in the same manner and style as the existing appearance, and that a re-paved driveway using asphalt is undesirable. Zuker opened the hearing up for public comment, which was as follows; Cheryl Hayes of 8 Brook Ln. expressed that she is in favor of the project, along with Janet Wilmont of 4 Brook Ln. Wilmont went on the express her concerns about the tree buffering due to lighting and concerns with the water table. Murphy made a motion to continue the hearing to 2/21/18 at 7:00 PM, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Minutes:

Murphy made a motion to accept the minutes of 9/6/17, seconded by Hiltz, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Hiltz made a motion to accept the minutes of 12/6/17, seconded by Zuker, the motion carried 4-0-1 (Zuker, Hiltz, Fitzgerald, Coffey in favor; Murphy abstained)

Hiltz made a motion to accept the minutes of 1/3/18, seconded by Zuker, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Other Business & Discussion Items:

The Board read and signed a letter addressed to the Board of Selectmen with regards to the current vacant position for a Town Planner/ Community Development Director.

ZBA Policies and Procedures:

No policies or procedures were adopted at this time.

Hiltz made a motion to adjourn the meeting, seconded by Murphy. The vote carried 5-0-0 (Zuker, Hiltz, Murphy, Fitzgerald, Coffey)

The meeting adjourned at 9:35 p.m.

Accepted 2/7/18