

WALPOLE ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 7, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, February 7, 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 Bob Fitzgerald.

Zuker opened the meeting at 7:00 PM

Open session:

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

Zuker opened the hearing, and read a letter addressed to the Board from Attorney Bill O'Connell on behalf of the Applicant stating a request to continue without testimony to the meeting date of April 4, 2018 at 7:00 PM. An extension letter was submitted to the Board, signed by O'Connell on behalf of the Applicant to allow the Board an extension of time to reach a decision to April 30, 2018, and an additional fourteen (14) days to file the decision after April 30, 2018. Zuker Made a motion to accept the request to continue to April 4, 2018 on behalf of the Applicant, seconded by Murphy, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). Zuker Made a motion to accept and sign the extension of time to April 30, 2018, seconded by Murphy, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Case No. 23-16, Wall Street Development Corp., 48 Burns Ave., Special Permit Request, Closed Hearing:

This hearing was closed at the previous ZBA meeting on January 24, 2018, without deliberation. The Board deliberated on the case, Murphy made a motion to deny the Special Permit under Section 6-C.4.A. of the Zoning Bylaw to allow fourteen (14) detached single family condominium homes on a single lot, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). The findings discussed during deliberation are reflected in the decision that was filed with the Town Clerk.

Case No. 22-17, Wall Street Development Corp., Off Union Street, Special Permit Request, Closed Hearing:

This hearing was closed at the previous ZBA meeting on January 24, 2018, without deliberation. The Board deliberated on the case, Murphy made a motion to deny the Special Permit under Section 11.B of the Zoning Bylaws to allow installation of underground utilities, including sewer, water, electric etc. through a flood plain off of Union Street, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). The findings discussed during deliberation are reflected in the decision that was filed with the Town Clerk.

Minutes:

Hiltz made a motion to accept the minutes of 1/17/18, seconded by Fitzgerald, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Re-organization of the Board:

Matt Zuker to remain Chair, motion by Hiltz, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Craig Hiltz from Clerk to Vice-Chair, motion by Fitzgerald, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

Bob Fitzgerald from Associate Member to Clerk, motion by Hiltz, seconded by Murphy, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald)

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

**The meeting adjourned at 8:30 PM
Accepted 2/21/18**