

## WALPOLE ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 21, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, February 21, 2018 at 7:00 p.m. in the main meeting room. The following members were present: Matthew Zuker, Chairman; Craig Hiltz, Vice Chair; Susanne Murphy, Mary Jane Coffey and Bob Fitzgerald, Clerk.

Also present: Community Development Director, Tim Higgins.

Zuker opened the meeting at 7:04 PM

### **Open session:**

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

Dan Merrikin of Merrikin Engineering was present, along with the Applicant Michael Connors. Zuker read Board comments, and revised plans were submitted prior to the meeting that addressed all issues that were previously noted in the comments from the Town Engineer. The revised plans included the following; the addition of Evergreen trees, soil logs, 16 parking spaces instead of the originally proposed 17, and added signage for the Traphole Brook regarding salt, etc. Merrikin informed the Board that the Conservation Commission had issued an Order of Conditions for this proposed project on 2/14/18. Zoning Enforcement Officer Dave Norton was present, and spoke about the 6 month 6-C.4 moratorium that is currently in place. He stated that he talked to Town Council and it is the conclusion that an Applicant cannot apply for a Special Permit under 6-C.4. Zuker opened the meeting up for public comment, which included the following; Cheryl Hayes of 8 Brook Ln. who spoke in favor of the project and gave brief background information on the previous use of the property, specifically the barn, and how it has been previously used as a residence, and what she has witnessed in the past in relation to the property. Merrikin requested to amend the Application, Hiltz made a motion to accept the Applicants request to amend the Application of the Special Permit under section 9.3.A. in addition to 5.b.1.3.d. & 5.b.1.3.C., seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey) Zuker made a motion close Case No. 26-17 as amended, seconded by Murphy, the motion carried 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey)

Hiltz made a motion to grant a Special Permit under Section 9.3.A of the Zoning Bylaws to allow the alteration/ extension/expansion of the preexisting nonconforming use of multiple principal building on a lot and to allow for a 3<sup>rd</sup> principle building, seconded by Murphy the motion carried, 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey)

Hiltz made a motion to grant a Special Permit under Section 5.b.1.3.d of the Zoning bylaw to allow a 4 unit multi family dwelling in an existing house structure on 255 Union Street, seconded by Fitzgerald, the motion carried 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey)

Hiltz made a motion to grant a Special Permit under Section b.b.1.3.c. of the Zoning bylaw to allow a 3 family dwelling in the existing barn structure seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey)

-Murphy made a motion to accept the minutes of January 24, 2018, seconded by Coffey, the motion carried 5-0-0 (Zuker, Hiltz, Fitzgerald, Murphy, Coffey).

-Murphy made a motion to accept the minutes of February 7, 2018, seconded by Hiltz, the motion carried 5-0-0 (Zuker, Hiltz, Fitzpatrick, Murphy Coffey).

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

**The meeting adjourned at 9:00 PM**

Accepted 4/18/18