

WALPOLE ZONING BOARD OF APPEALS MINUTES OF April 18, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, April 18, 2018 at 7:00 PM in the main meeting room. The following members were present: Craig Hiltz, Vice Chairman; Susanne Murphy, Robert Fitzgerald, Clerk; John Lee, Associate Member.

Absent: Mary Jane Coffey; Matt Zuker, Chairman

Hiltz opened the meeting at 7:00 PM

Open Session:

Case No. 02-18, Paul Cisternelli, Lot 1 Renmar Ave. Special Permit and Variance Requests:

Hiltz opened the hearing and read updated comments from the Town Engineer, Paul DeSimone from Colonial Engineering was present on behalf of the Applicant and addressed the latest submission of material which included an itemized packet of the type and quantity of hazardous materials that will be on site. DeSimone stated to the Board that per the request of the Town Engineer, that stone has been added to the infiltration trench along the retaining wall to increase the width from 12 inches to 24 inches, doubling it in size. The proposed impervious lot area was addressed, and Lee stated that he would like further clarification of the 49% being proposed compared to the 15% allowed. Murphy stated that the proposed lot coverage is needed for the heavy equipment that will be stored on the property. Hiltz opened the hearing up for the public to comment, which there wasn't any. Murphy made a motion to close the hearing, seconded by Fitzgerald, the motion carried 4-0-0 (Hiltz, Fitzgerald, Murphy, Lee).

A motion was made by Hiltz and seconded by Fitzgerald, to grant a Variance under Section 6-B.1. and Sections 12-3.A-3.B. to allow a proposed commercial building to be constructed on an existing lot, containing 38,675 s.f. where 40,000 s.f. is required. The vote was 4-0-0 in favor (Hiltz, Murphy, Fitzgerald, Lee voting); therefore, the Variance under Section 6-B.1. and Section 12-3.A-3.B. was granted, subject to the conditions discussed.

A motion was made by Hiltz and seconded by Fitzgerald, to grant a Variance under Section 6-B.1. to allow a proposed building to be constructed with a setback of 25 ft. where 50 ft. is required. The vote was 4-0-0 in favor (Hiltz, Murphy, Fitzgerald, Lee voting); therefore, the Variance from Section 6-B.1. was granted, subject to the conditions discussed.

A motion was made by Hiltz and seconded by Murphy to grant a Variance under Section 6-B.1. note 9 to allow outside storage area for equipment to be located with a setback of ten (10 ft.) where fifty (50 ft.) is required. The vote was 4-0-0 in favor (Hiltz, Murphy, Lee, Fitzgerald), therefore the Variance from Section 6-B.1. note 9 was granted subject to the conditions discussed.

A motion was made by Fitzgerald and seconded by Lee to grant a Special Permit under Section 12-3.B. to allow the storage and handling of toxic or hazardous materials on premises, in quantities greater than those associated with the normal household use. The vote was 4-0-0 in favor (Hiltz, Fitzgerald, Murphy, Lee). Therefore, the Special Permit under Section 12-3.B. was granted subject to conditions discussed.

A motion was made by Hiltz, and seconded by Lee to grant a Special Permit under Section 12-3.A.-3-B & C for a non-residential use to allow forty-four (49%) of the lot area to be rendered impervious, where fifteen (15%) is allowed. The vote was 4-0-0 (Hiltz, Fitzgerald, Murphy, Lee). Therefore, the Special Permit was granted subject to the conditions discussed.

Minutes:

Murphy made a motion to accept the minutes of 2/21/18 with edits discussed, seconded by Hiltz, the motion carried 3-0-1 (Hiltz, Murphy, Fitzgerald in favor; Lee abstained)

Murphy made a motion to accept the minutes of 3/7/18 with edits discussed, seconded by Hiltz, the motion carried 4-0-0 (Hiltz, Murphy, Fitzgerald, Lee)

Hiltz made a motion to accept the minutes of 4/4/18 with edits discussed, seconded by Lee, the motion carried 4-0-0 (Hiltz, Murphy, Fitzgerald, Lee)

Hiltz made a motion to adjourn the meeting, seconded by Murphy. The vote carried 4-0-0 (Hiltz, Lee, Murphy, Fitzgerald)

The meeting adjourned at 8:00 PM

Accepted 5/2/18