

WALPOLE ZONING BOARD OF APPEALS MINUTES OF MAY 3, 2017

A regular meeting of the Walpole Zoning Board of Appeals was held on Wednesday, May 3, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: Matthew Zuker, Chairman; James DeCelle, Vice Chairman; Craig Hiltz, Clerk; Mary-Jane Coffey.

Mr. Zuker opened the meeting at 7:00 PM

Case No. 20-16, John M. Corcoran & Co., LLC., 95 West Street, Special Permit & Variance Requests:

Attorney Phil Macchi was present, and gave a summary of the project, along with photos/views of the proposed project. Elevation was discussed along with parking, Mr. Hiltz expressed that he wanted to keep the tenants from having to park on the street, in which the Board agreed that all 235 parking spaces should be for building use only. The hearing was opened up for public input, which included the following; Vic of Precinct 8: expressed his concern with the traffic and possible parking problems, requested that all parking be on site. There was a discussion regarding the character of the proposed building, in which the Board agreed that it should maintain a manufacture-like appearance due to the manufacturing history of downtown. The Board agreed that a condition would be that the applicant would have to work with the Economic Development Department regarding the appearance to ensure the preservation of character. Mr. Zuker made a motion to close the hearing, the motion was seconded by Ms. Coffey. The vote carried 4-0-0 (Zuker, DeCelle, Hiltz, Coffey). A motion was made by Mr. Hiltz and seconded by Mr. DeCelle, that the Board grant John M. Corcoran & Co., LLC a Special Permit under Section 5-B (Schedule of Use Regulations): 4 (Business): w. (Automobile parking lots for which a fee is charged) of the Zoning Bylaw to allow a commercial parking garage containing approximately 51,345 +/- s.f. and 146 parking spaces all as shown on the plan entitled: "Site Development Plans for 95 West Street, Walpole, MA" dated November 11, 2016, last revised 04-14-2017, drawn by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888. The vote was 4-0-0 in favor (Zuker, DeCelle, Hiltz, Coffey voting); the Special Permit under Section 5.B.4. was granted with 5 conditions. A motion was made by Mr. Hiltz and seconded by Mr. DeCelle, that the Board grant John M. Corcoran & Co., LLC a Special Permit under Section 8 (Parking Regulations): 4 (Baseline Parking Calculation): C. of the Zoning Bylaw to allow less than the minimum parking required (235 spaces where 384 are required) as shown on the plan entitled: "Site Development Plans for 95 West Street, Walpole, MA" dated November 9, 2016 last revised 04-14-2017, drawn by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888. The vote was 4-0-0 in favor (Zuker, DeCelle, Hiltz, Coffey voting); the Special Permit under Section 5.B.4. was granted with 4 conditions in place. A motion was made by Mr. Hiltz and seconded by Mr. DeCelle, that the Board grant John M. Corcoran & Co., LLC a Variance from Section 6 (Dimensional Regulations): Table 6-B-1 (Table of Dimensional Regulations) of the Zoning Bylaw to allow a maximum building height of sixty-four feet (64') where fifty-two feet (52') is allowed all as shown on the plan entitled: "Site Development Plans for 95 West Street, Walpole, MA" dated November 9, 2016 last revised 04-14-2017, drawn by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888. The vote was 4-0-0 in favor (Zuker, DeCelle, Hiltz, Coffey voting); the Variance from Section 6-B-1 was granted, subject to 2 conditions. A motion was made by Mr. Hiltz and seconded by Mr. DeCelle, that the Board grant John M. Corcoran & Co., LLC a Variance from Section 8 (Parking Regulations): 8 (Parking Lot Design): A (Parking Space and Aisle Dimensions): Table 8.8.A.1 (Parking Space and Aisle Dimensions) to

allow a parking space depth of eighteen feet (18') where eighteen and ½ feet (18.5') are required and a minimum drive aisle width of twenty-four feet (24') where twenty-six feet (26') are required all as shown on the plan entitled: "Site Development Plans for 95 West Street, Walpole, MA" dated November 9, 2016 last revised 04-14-2017, drawn by Allen & Major Associates, Inc., 100 Commerce Way, Woburn, MA 01888. The vote was 4-0-0 in favor (Zuker, DeCelle, Hiltz, Coffey voting); the Variance from Section 8.8.A was granted.

Mr. Hiltz made a motion to accept the minutes of the previous hearing of September 14, 2016, the motion was seconded by Mr. DeCelle, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Coffey)

Mr. Hiltz made a motion to accept the minutes of the previous hearing of February 15, 2017, the motion was seconded by Mr. DeCelle, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Coffey)

Mr. Hiltz made a motion to accept the minutes of the previous hearing of March 1, 2017, the motion was seconded by Mr. DeCelle, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Coffey)

Mr. Hiltz made a motion to accept the minutes of the previous hearing of March 15, 2017, the motion was seconded by Mr. DeCelle, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Coffey)

Mr. Zuker made a motion to adjourn the meeting, the motion was seconded by Ms. Coffey. The vote carried 4-0-0 (Zuker, Hiltz, Coffey, DeCelle)

The meeting adjourned at 9:45 p.m.