

WALPOLE ZONING BOARD OF APPEALS MINUTES OF June 21, 2017

A regular meeting of the Walpole Zoning Board of Appeals was held on Wednesday, June 21, 2017 at 7:00 p.m. in the Main Meeting Room at Town Hall. The following members were present: Matthew Zuker, Chairman; Craig Hiltz, Clerk; Susanne Murphy, and Robert Fitzgerald

Mr. Zuker opened the meeting at 7:28 PM

Open Session 5th Fairway Comprehensive Permit:

Mr. Zuker stated that an agreement had been reached in regards to the 5th Fairway 40B Comprehensive Permit which will be filed with the Town Clerk. A letter notifying abutters of the decision will be sent out.

Case No. 12-17, Mary Ciannavei, 173 Pemberton St., Variance Requests:

A letter submitted By Attorney O'Connell on behalf of the applicant requesting that the Boards deliberation and decision on this case be put on hold until the next meeting of July 26, 2017 when the applicant herself can be present. Mr. Zuker made a motion to put off deliberation of the decision to a later date of July 26, 2017, seconded by Ms. Murphy. The vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald). Mr. Zuker made a motion to grant an extension of time for the Board to make a decision through July 31, 2017, seconded by Ms. Murphy, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald)

Case No. 13-17, Chandler Sullivan, 505 Washington St., Special Permit Request:

The Applicant Chandler Sullivan was present and explained the proposed plans to take down the existing 6 ft. fence she currently has on her property and to replace it with an 8 ft. fence for increased privacy due to her abutter being a group home and the sloping of the land that the fence is installed on. Mr. Zuker read minor comments from the Town Engineer. A letter of support was submitted from the applicants' direct abutter, stating that the group home is in support of the proposed 8 ft. fence. There were no further questions or concerns from the Board or the public. Ms. Murphy made a motion to close the hearing, seconded by Mr. Hiltz, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald). Mr. Hiltz made a motion to grant the Special Permit under Section 6-C.8.D of the zoning bylaws, seconded by Mr. Fitzgerald, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald).

Case No. 14-17, Gary Jordan, 8 Glendale Rd., Special Permit Request:

Applicant Gary Jordan was present and explained the proposed plans to construct and convert existing space to an accessory in-law suite. Mr. Zuker read Board comments from the following departments; Board of Health, Town Engineer and the Fire Department. The proposed design of the accessory in-law suite is in harmony with the neighborhood, it remains looking like a single family dwelling, and complies with all criteria set forth in Section 5-B.2 of the zoning Bylaws. There were no other questions or concerns from the Board or public, Ms. Murphy made a motion to close the hearing, seconded by Mr. Fitzgerald, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald). Mr. Hiltz made a motion to grant the Special Permit under 5-B.2. of the Zoning Bylaws with conditions in place, seconded by Mr. Fitzgerald, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald).

Case No. 15-17, Roy Lee, 20 Gay Ave., Special Permit Request:

Applicant Roy Lee was present and explained the proposed plans to extend their deck along with the construction and installation of a handicap ramp. Mr. Zuker read board comments from the following departments; Board of Health and Town Engineer and a letter submitted from an abutter in support of the proposed project. The Board agreed that the proposed project is less detrimental than the existing structure, doesn't increase its non-conformity and is necessary due to the narrowness of the lot. Mr. Zuker addressed the minor concerns from the Board of Health and the Town Engineer. There were no further questions or concerns from the Board or the public. Mr. Fitzgerald made a motion to close the hearing, seconded by Ms. Murphy, the vote carried 4-0-0, (Zuker, Hiltz, Murphy, Fitzgerald). Mr. Hiltz made a motion to grant the Special Permit under Section 9-4.A. of the Zoning Bylaws with conditions, seconded by Mr. Fitzgerald, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald).

Ms. Murphy made a motion to accept the minutes from May 3, 2017; May 17, 2017; June 7, 2017, seconded by Mr. Hiltz, the vote carried 4-0-0 (Zuker, Hiltz, Murphy, Fitzgerald).

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

The meeting adjourned at 8:30 p.m.