

WALPOLE ZONING BOARD OF APPEALS MINUTES OF August 16, 2017

A regular meeting of the Walpole Zoning Board of Appeals was held on Wednesday, August 16, 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, Mary Jane Coffey and Robert Fitzgerald

Zuker opened the meeting at 7:00 PM

**Case No. 18-17, Joe Rodriguez, 15 Marguerite Rd., Variance Request:**

The Applicant submitted a letter requesting a continuance without testimony until the next meeting of September 6, 2017, Zuker made a motion on behalf of the applicant to continue the hearing to September 6, 2017 at 7PM, seconded by Hiltz. The vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald).

**Case No. 17-17, John Sanzi, 29 Federal St., Special Permit Request:**

Due to the absence of the Applicant, Zuker made a motion to continue the hearing to September 20, 2017 at 7PM, seconded by Fitzgerald, the motion carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald).

**Case No. 19-17, John Looney, 7 Longwood Ln., Special Permit Request:**

Applicant John Looney was present and explained to the Board that the Special Permit request is under Section 5-B.2 of the Zoning Bylaws to convert his three car garage to an in-law suite- in which no structural change will take place- just simply the conversion from garage to in-law suite. The square footage of the conversion will be 32'x24', which is in compliance with the Bylaw. Zuker read comments from other Boards which consisted of comments from the Town Engineer. Zuker opened the hearing up for public input, in which there were no questions or comments. There were no questions of concerns from the Board at this time, Hiltz made a motion to close the hearing, seconded by Murphy, the vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). Hiltz made a motion to grant the Special Permit under 5-B.2 of the Zoning Bylaws for the conversion of the three car garage to an in-law suite with conditions, seconded by Fitzgerald, the vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). The following conditions included; the square footage of the in-law suite shall be as shown on the plan submitted at the 8/16/7 hearing, and final permit plans shall show the square footage of the in-law suite and the existing house.

**Case No. 06-17, William Germaine, 86 Oak St., Variance Request:**

The Applicant submitted revised plans dated 8-15-17 to the Board members at the hearing that consisted of the revision from one 10'ft. wall to one 5ft. wall and one 4'ft. wall, proposed planting of evergreen plants and hemlock trees, and a decreased amount of fill needed from 675 to 624 cubic yds. The plans were not reviewed by the Town Engineer or the Building Inspector, and therefore no comments were submitted pertaining to the revised plans. Fitzgerald expressed his concern that the project doesn't meet the standards/ valid hardships for a variance. Coffey expressed that the yard is large enough for children to have adequate room to play, as well as the driveway. Murphy and Hiltz expressed concern over the drainage, and lack of commentary from engineering and the building department. Zuker gave the Applicant the option to close or continue the hearing, Mr. Germaine

expressed he would like commentary from building and engineering, and would like to continue the hearing to the next available date and time. Since the last extension expires on August 30, 2017, the applicant agreed to sign another extension of time for the Board to make a decision to September 30, 2017. Hiltz made a motion to accept the time extension, seconded by Fitzgerald, the vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald). Zuker made a motion to continue the hearing to September 20, 2017 at 7PM, seconded by Fitzgerald, the vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald).

Hiltz made a motion to accept the minutes of 6/21/17, 6/21/17 Exec. Sess., 7/26/17, 7/26/17 Exec. Sess. With the corrections as discussed, seconded by Murphy, the vote carried 5-0-0 (Zuker, Hiltz, Murphy, Coffey, Fitzgerald).

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

**The meeting adjourned at 8:15 p.m.**