

The April 29, 2014 meeting of the Walpole Zoning Board of Appeals was held in the Aurelia M. Newell Senior Center at the Town Hall.

Chairman James M. Stanton called the meeting to order at 7:00 p.m. with the following members present:

James M. Stanton, Chairman
Matthew Zuker, Vice Chairman
Craig W. Hiltz, Clerk
James DeCelle, Member
Susanne Murphy, Member (Not present)
Mary Jane Coffey, Associate Member
Timothy Foley, Associate Member

Also present:
Ilana Quirk, Town Counsel

7:00 p.m. - Barberry Homes, LLC-Case #21-13 (cont'd from 4/17/2014) (Stanton, Zuker, Hiltz, DeCelle, Coffey, Foley)

Mr. Stanton read the public hearing notice for **BARBERRY HOMES, LLC, Case #21-13**, with respect to property located at 272 Moosehill Road, East Walpole and shown on the Assessors Map 36 and Lot Nos. 66, 66-1, 62 in a Residence A Zone.

The application is for:

A Comprehensive Permit under MGL Ch. 40B to allow construction of a 174 unit apartment project containing 25% affordable units on a parcel of land containing 14.33 acres.

The applicant was not present for the hearing.

Mr. Stanton explained that we are here this evening to discuss the traffic study. Tonight at the Board of Selectman meeting, there is an item on the agenda to obtain some funds for a traffic study. Our hope is that they will have this traffic study done within a week. We are hoping the study will be done on Monday May 5, 2014 and that we can be back here by Thursday May 8, 2014 to have a report presented on the study. We have four Zoning Board of Appeals members available for May 8, 2014. If the Traffic study is not able to be done by the 5th, then we will have our secretary update the website to let the public know. Does anyone have any questions?

Mr. Brian Atkinson of 301 Moosehill Road wanted to know if there would be a change that the Board of Selectman would not fund the traffic study.

Mr. Stanton informed him that there is always that possibility and that the residents are welcome to go down the hall to the meeting to hear what is going on. They can inform the board that they are abutters to the property.

Ms. Laura Vaites of 12 Johnson Road questioned if the board received the email that she submitted regarding her discussion with Mr. Richard Harley, the fisheries biologist that oversees MA coldwater fisheries.

The Board assured Ms. Vaites that they did get the email and that an effort will be made to forward that information to the Conservation Commission. They explained that we do not have a local permit that relates to the coldwater fishery issue. The Conservation Commission may have more information about that this summer.

Mr. Zuker wanted to know if there will be a court hearing.

Town Counsel explained that a hearing will be requested. It might not be deemed necessary. If Barberry is successful in swaying the HAC (Housing Appeals Committee) then the Town and the Zoning Board of Appeals would tell the HAC their conditions for Barberry. The Board will get information from the Town Engineer, Traffic Consultant and all of the other boards. Last time, there was a discussion with the abutters to put their concerns in writing to the Zoning Board so that we could have that information for the record.

Ms. Pam Verrochi of 266 Moosehill Road wanted to know if the letter signed by Paul and Ed Verrochi explaining their concerns about the dumps on the land was ever submitted to the Board. She explained that she had the letter with her tonight.

Town Counsel informed Ms. Verrochi to submit the letter to the Board so we will have it on file. Ms. Verrochi obliged.

A resident of 261 Moosehill Road and Ms. Angela Moore of 237 Moosehill Road questioned if the developer would have to provide an evacuation plan if something were to go wrong with one of the labs at Siemens. They mentioned that there are no through streets to Siemens. Their concern was how all of the people who work at the lab and live in the area will be able to flee the area should something go wrong if a huge complex like the one Barberry is proposing is constructed.

Mr. Stanton was not sure but thought maybe the traffic study could cover that. He assured the residents that he would ask about it.

A motion was made by Mr. Stanton, seconded by Mr. Zuker, to continue the hearing to Thursday, May 8, 2014 at 7:00 p.m. in the Town Hall.

The vote was **4-0-0 in favor** (Stanton, Zuker, Hiltz, DeCelle voting) A motion was made by Mr. Stanton, seconded by Mr. Zuker to adjourn the meeting at 7:29 p.m.

The vote was **4-0-0 in favor**. (Stanton, Zuker, Hiltz, DeCelle voting)

Craig W. Hiltz
Clerk

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Minutes were approved on July 16, 2014.