

WALPOLE ZONING BOARD OF APPEALS MINUTES OF DECEMBER 7, 2016

A regular meeting of the Zoning Board of Appeals was held on Wednesday, December 7, 2016 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; and, Mary Jane Coffey; also present was Elizabeth Dennehy, Community Development Director and David Norton, Building Commissioner.

Mr. Zuker opened the meeting at 7:09 p.m.

7:10 p.m. Michael Manzo, 100 Elm Street/125 West Street/Parcels on Elm and West Streets, Special Permit (modification) request: Mr. Zuker informed the applicant's attorney, Mark Bobrowski, Concord, MA that there is only a four member board tonight. Atty. Bobrowski, on behalf of his client, stated they will go forward with the four members.

Mr. Zuker read the public hearing notice.

Atty. Bobrowski stated the application is essentially a modification of a hearing from 2000. They need to revise the number of parking spaces as there is a slight discrepancy in the number of spaces depending on whether or not they are striping them or not. According to the Building Inspector, they need 214 spaces and they provide 261. They will have more to say on January 4 with regard to the drainage. The main goal of Manzo's is to have a decision that supersedes the decision from 2000. Mr. Zuker asked if the prior decision allowed parking for a fee. Atty. Bobrowski stated the new present building inspector has a slightly different interpretation.

There were no public comments.

Mr. Hiltz stated the drainage will be addressed at the site plan hearing by the Planning Board, not us. Atty. Bobrowski stated that in the course of site plan approval, the Planning Board will look at this more closely. Mr. DeCelle asked if there will be paving and Atty. Bobrowski stated Lot 6 will not be paved. Mr. DeCelle asked if the T parking is included in his numbers and Atty. Bobrowski stated yes. Mr. DeCelle asked how many spaces are leased to the T now and Atty. Bobrowski stated the difference between 278 and 616 is up for grabs. Forty-seven spaces will be available for the T.

David Norton, Building Commissioner, stated he will hold off on his comments until later.

Mr. Zuker moved to continue this hearing to January 4, 2017 at 7:00 p.m. as requested by Atty. Bobrowski. Motion seconded by Mr. DeCelle and voted 4-0-0.

7:23 p.m. John Corcoran & Company, 95 West Street, Special Permit and Variance requests: Mr. Zuker informed the applicant's attorney, Philip Macchi, there are only four members present tonight. Atty. Macchi stated they will still go forward.

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Mr. Zuker read the public hearing notice.

Atty. Macchi stated the locus of this project falls completely within the CBD and is expected to have an address of 95 West Street. The Conservation Commission is involved as there is a DEP clean-up which will take place before the applicant purchases the property. They are looking for a clean piece of land. Atty. Macchi stated the applications were a group effort. The amount of spaces needed is 136, not 131. They are asking for two special permits and two variances. There are no actual employees or customers in connection with the garage. This project is being designed to become an extension of the center of Walpole. There is already parking on site for a fee. They feel this plan is the best layout and most cohesive with the center of town. The applicant is proposing to build a six story multi use building. The ground level of the building will contain approximately 14,000 s.f. of commercial retail/office/restaurant space and a commercial parking garage that will occupy approximately 56,000 s.f. which will dedicate approximately 4,000 s.f. to residential parking. The upper five levels will contain a mix of studios, 1, 2, and 3 bedroom apartments. Parking will be provided on site and off site on the West Street parking lot. Atty. Macchi stated they are submitting a new site plan for this site and any approval will supersede previous approvals and be controlling for the site.

Mr. Macchi introduced the design engineer, landscape architect and traffic engineer who each gave a presentation to the board and Mr. Mahoney who presented the board with the history of the John Corcoran Company.

Mr. Zuker asked for a copy of the fiscal impact statement and Mr. Macchi stated it was submitted with the application.

Mr. Zuker asked for public comments.

Bill Hamilton, South Walpole stated that the DOT told the Board of Selectmen they will have 18 trips on that nearby railroad line and four flat runs on that line. The train will travel at 40 m.p.h. . He feels some of other pedestrian crossings will be affected.

Mr. Zuker read comments from the Board of Health, Walpole Police, Economic Development, ConCom and Sewer and Water. Mr. DeCelle questioned the MBTA land and also asked Ms. Dennehy about the parking.

There were no further questions. Mr. Zuker moved to continue this hearing to January 4, 2017 at 7:00 p.m. Motion seconded by Mr. Hiltz and voted 4-0-0.

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9:50 p.m. Atrex Continued Hearing, Case No. 15-16, 19 Walpole Park South: Mr. Zuker informed the applicant's attorney that there are only four members present tonight. Mr. Macchi asked to continue this hearing to January 4, 2017 and also granted the board an extension of time on which to take action. Mr. Hiltz moved to accept an extension of time up to and including January 31, 2017. Motion seconded by Mr. DeCelle and voted 4-0-0. Mr. Hiltz moved to continue this hearing to January 4, 2017 at 7:00 p.m. Motion seconded by Mr. DeCelle and voted 4-0-0.

9:55 p.m. McSharry Bros, Case No. 03-16 Continued Hearing: Mr. Zuker moved to continue this hearing to January 18, 2017 as requested by the applicant's attorney, Philip Macchi. Motion seconded by Mr. DeCelle and voted 4-0-0.

Mr. Zuker moved to accept an extension of time up to and including February 2, 2017 on which to take action on Case No. 03-16 as per the applicant's attorney, Philip Macchi. Motion seconded by Mr. DeCelle and voted 4-0-0.

It was moved, seconded and voted 4-0-0 to adjourn. The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Craig Hiltz, Clerk