

The July 22, 2015 meeting of the Walpole Zoning Board of Appeals was held in the Main Meeting Room of the Town Hall at 7:00 pm for the purpose of discussing a request from Barberry Homes for “insubstantial changes: to the previously granted Comprehensive Permit.

Chairman Matthew Zuker called the meeting to order at 7:04 pm with the following members present:

Members:

Matthew Zuker, Chairman
Jim DeCelle, Vice Chairman
Craig W. Hiltz, Clerk
Mary Jane Coffey, Member (not present)
Susanne Murphy, Member (not present)
Timothy Foley, Associate Member

The Board had quite a few questions they wanted answered by Town Counsel regarding the Barberry modification.

- Is this going to be a public hearing? If so do we need to notice the abutters and advertise?
- Do the Board members who voted on the original decision all need to be there?
- Is Ms. Coffey eligible to vote even though she did not vote on the original decision?
- The Board is planning on putting it on our September 2nd meeting. Does this work for you?
- There was no date in the motion. Is there a deadline? Do we have the time necessary to render a decision?

The Board all agreed they would like Mr. Chessia at the meeting.

A motion was made by Mr. Zuker, seconded by Mr. Hiltz moved the Board accept the July 8, 2015 extension of time offered by Barberry Homes, LLC (“Barberry”) to extend the 20 day deadline to act upon Barberry’s July 8, 2015 request for a determination that the changes set forth in the July 8, 2015 materials (which are attached hereto) are insubstantial, so that the Board can have the proposed changes peer reviewed at Barberry’s expense, but with the Board first to use the funding on hand that previously was provided by Barberry to the Board under G.L. c.44, §53G and then, if necessary obtain funding from Barberry, and that the Board engage Chessia Consulting Services, LLC to perform the review, which has been estimated by Chessia Consulting Services, LLC to cost not more than \$1,000 for preparation of a peer review report, but with no attendance at a ZBA meeting, or not more than \$1,500, if attendance at a ZBA meeting is required.

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

A motion was made by Mr. Foley, seconded by Mr. DeCelle to adjourn the meeting at 7:42 pm

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

Craig W. Hiltz
Clerk

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Meeting minutes were approved on August 12, 2015.