

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JANUARY 27, 2021

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on WEDNESDAY, JANUARY 27, 2021 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney, Ashley Clark (Community Development Director); Dave Anderson (7:45 PM)

Case No. 20-24, Radke Associates, LLC, 270 Moosehill Road, Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23 as amended, to allow the construction of eight (8) owner units within four (4) buildings:

Lee opened the hearing, and stated that the peer review has been submitted to the board by Tetra Tech, with outstanding items that need to be addressed. To allow time for the applicant to address said items, Lee read into the record an email from the applicant requesting to continue to a later date and time certain without testimony in order to address the comments. Murphy motioned to continue the hearing to 3/3/21 at 7PM via zoom, seconded by Coffey, roll call vote: Lee-aye; Fitzgerald-aye; Murphy-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

CLOSED HEARING:

Case No. 20-21, Wall Street Development Corp, 48 Burns Avenue (Parcel 20-136)/ Union Street (Parcel 20-119)/ Brook Lane (Parcel 20-115/ Burns Avenue (Parcel 20-137), Request for Project Change/ Amendment to a Comprehensive Permit under G.L. c.40B §§20-23 to amend the project to include Brook Lane; forty (40) units in eight (8) buildings, instead of the previously approved thirty-two (32) units in six (6) buildings, and utility connections from Brook Lane and eliminate installation of utilities from Union Street. *(continued from 1/6/21):*

Lee stated that this hearing was closed on 1/6/21, and that at this time the hearing is for the boards deliberation only, with no comment from the public. Clark stated that a draft decision was typed and submitted to Town Counsel in advance of the hearing. Clark pulled up the draft decision onto the screen for all to view and review line by line, and edited as the board collectively sought necessary. Clark accepted all of the changes that the board had made, and stated it will be sent to and reviewed by Town Counsel before finalization. Lee stated that the board is preparing to deny the request for Project Change due to the lack of substantial information submitted and refusal of funds to Tetra Tech for appropriate peer review. Clark stated that the board has forty days from the termination of the public hearing to render a decision, therefore, to remain within the forty day timeframe, a continuation of this closed hearing for deliberations only to 2/10/21 at 7PM via zoom to vote on the finalized decision was recommended. Murphy motioned to continue deliberations to 2/10/21 at 7PM via zoom, seconded by Coffey, roll call vote: Lee-aye; Fitzgerald-aye; Murphy-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

Minutes: No minutes were accepted at this time.

Murphy motioned to adjourn, seconded by Coffey, roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, the motion carried 6-0-0.

The meeting adjourned at 8 PM

Accepted 2/11/21