

WALPOLE ZONING BOARD OF APPEALS MINUTES OF OCTOBER 28, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom Webinar on WEDNESDAY, OCTOBER 28, 2020 AT 7PM. The following members were present:

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

Also Present: George Pucci of KP Law (Town Counsel)

Lee opened the meeting at 7:00 PM

Case No. 05-20, Wall Street Development Corp., Dupee Street (Map 35; Parcel 380-1), Comprehensive Permit:

Lee opened the hearing and stated that this meeting is being held specifically for public comment based on the peer review presentations on 10/26/20. The following comments were given from the public;

Tyler Houle: concerns over lack of visitor parking spaces, and having people cut through Victoria Circle; concern over the cutting down of large, mature trees due to hazard to other trees within his yard because of increased risk of wind taking them down and decreased privacy. In favor of fencing and natural landscaping with berm and trees. Trash and recycling concerns; concern over light spillage from additional lighting the project will require.

Julie Sullivan: concern about water runoff

Janis Selett: grave concerns about the number of units; traffic generation; widening of street and decreased privacy; would like trees and fencing for screening for privacy; negative impact on the people of the neighborhood and wildlife; existing flooding taking place on property, and concerned about possible increase in water volume and flooding; Question regarding whether Dupee Street is a Town accepted street or private. *(Clark clarified that the Town Engineer stated Dupee St. is not a town accepted road, but it's a road maintained by the town).*

Ciaran Og Martyn: concern about development being at a significantly higher elevation compared to surrounding neighborhood; question regarding sidewalk regulations, ADA, etc.

Mark Rice: concern over existing narrow street; lack of visitor parking proposed; concern about difficulty for emergency vehicle accessibility

Tim Cimeo: existing issues of poor water pressure and loss of power frequently, concerned about these being intensified by development

Chuck Pizzano: drainage and soil is poor in the area; poor water pressure; concern over parking along road during the holiday seasons/ events.

Coffey motioned to continue the hearing to 11/18/2020 at 7PM via Zoom Webinar, seconded by Fitzgerald, roll call vote: Lee-aye' Murphy-aye; Fitzgerald-aye; Delaney-aye; Coffey-aye. The motion carried 5-0-0.

Minutes: Murphy motioned to accept the minutes of 10/26/20 with edits suggested, seconded by Fitzgerald, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Delaney-aye, Anderson-aye in favor, Coffey abstained. The motion carried 5-0-1.

Murphy motioned to adjourn, seconded by Fitzgerald, roll call vote: Lee-aye, Fitzgerald-aye; Murphy-aye, Coffey-aye; Delaney-aye, Anderson-aye, the motion carried 5-0-0.

**The meeting adjourned at 8:10 PM
Accepted 11/2/2020**

