

WALPOLE ZONING BOARD OF APPEALS MINUTES OF DECEMBER 16, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on WEDNESDAY, DECEMBER 16, 2020 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); George Pucci (Town Counsel)

Absent: David Anderson

*\*Due to technical issues, Lee opened the meeting at 7:30 PM*

**Case No. 20-25, Rob Truax, 300 Stone Street, Special Permit Request under Section 11 of the Zoning Bylaws to allow the construction of a single-family dwelling in an area designated as Flood Plain District:**

Lee opened the hearing, present was Rob Truax of GLM Engineering Consultants, Inc. Due to the board experiencing technical difficulties and the change of the Zoom link, Town Counsel advised that in order to correctly hold the public hearing with proper meeting access for everyone, that the hearing be continued to a date and time certain, with no testimony taken at this time. Truax acknowledged the circumstances and agreed. Murphy motioned to continue the hearing to Monday, December 21, 2020 at 7PM via Zoom Webinar, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

**Case No. 30-36, Nancy Webster, 52 School Street, Administrative Appeal of the Zoning Enforcement Officers Violation Notice & Cease & Desist under Section 3.2. of the Zoning Bylaws: Failure to secure a Certificate of Occupancy for the new use of metal & steel manufacturing; Section 5B of the Zoning Bylaws: Schedule of Use Regulations: Heavy manufacturing of steel not allowed in the LM District, resulting in a Noise Violation for the production of loud and offensive noise to the abutters of the business (KW Steel):**

*\*Susanne Murphy recused herself of this hearing\**

Lee opened the hearing, present on behalf of the applicant was Attorney Mark Corner of Riemer Braunstein LLP. Due to the board experiencing technical difficulties and the change of the Zoom link, Town Counsel advised that in order to correctly hold the public hearing with proper meeting access for everyone, that the hearing be continued to a date and time certain, with no testimony taken at this time. Corner and Webster acknowledged the circumstances and agreed on behalf of the applicant. Fitzgerald motioned to continue the hearing to Monday, December 21, 2020 at 7PM via Zoom Webinar, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

**Case No. 30-37, Paul Burke, 1 Winthrop Street, Variance Request under Section 6-B.1. of the Zoning Bylaws to allow the construction of a two (2) car garage within the side-yard setback, where 15 ft. is required in the RB District:**

Lee opened the hearing, present was Mark Corner, on behalf of the applicant. Due to the board experiencing technical difficulties and the change of the Zoom link, Town Counsel advised that in order to correctly hold the public hearing with proper meeting access for everyone, that the hearing be continued to a date and time certain, with no testimony taken at this time. Burke acknowledged the circumstances and agreed. Murphy motioned to continue the hearing to Monday, December 21, 2020 at 7PM via Zoom Webinar, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-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 5-0-0.

**The meeting adjourned at 7:42 PM**

**Accepted 1/6/2021**