



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Building Department**

Town Hall  
135 School Street  
Walpole, Ma. 02081  
Phone: (508) 660-7324  
Fax: (508) 668-2240  
jcrowley@walpole-ma.gov

**Jim Crowley**  
**Building Commissioner**

7 Brook lane,  
Walpole, 02081

**RE: Opinion on Common Driveway and 50 ft Buffer**

Mr. Chair and Zoning Board

A request for opinion on the questions posed to the board regarding 7 Brook Lane development.

**1. Common Driveway**

This does not apply to the development as this is one lot in a GR zoned area. Under Section 10.E the purpose is to access not more than 3 lots/dwellings from not more than one access point.

This does not apply to this project as it only has one lot. A common drive comes with an easement to cross over someone else's property to get to their property. On this lot all the residents are the owners of the single lot.

There are 15 single family homes on this 1 lot, which is allowed under Section 6.C.4. Because this contains more than 3 dwellings it does not apply.

**2. 50' Buffer**

This is not required under Section 6.C.4.A as follows:

However, in General Residence (GR) Districts, the Board of Appeals may by Special Permit allow more than one principal building on a lot where the applicant has also shown that the design and placement of the buildings will be in harmony with the general character of the neighborhood streetscape, driveways, building placement, setbacks, volume, and spacing. Each dwelling unit shall conform to the minimum lot area requirements set forth in the Use Table 5-B.1.3.d.iii

This project consists of more than one principal unit (15) on this lot and only 5.B.1.3.iii applies as follows:

If there is to be more than one (1) principle building on a lot, there shall be a minimum of 10,000 square feet of lot area per dwelling unit, regardless of how many buildings are on the lot or how many units are in a building.

This requires 150,000 sq.ft, which the lot has. The 50 ft. buffer required under 5.B.3.d pertains to multi-family units above 3 units. This lot contains only single family homes, therefore this section does not apply.

Respectfully

Jim Crowley  
Building Commissioner