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Town Engineer
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Town of Walpole
Commonwealth of Massachusetts

TO: John Lee, Chair
Zoning Board of Appeals

FROM: Carl J. Balduf
Town Engineer

RE: Special Permit – Section 5.B.3.N
ZBA 24-06 – 1160 Main St. – Parking

DATE: April 24, 2024

This office received the following;

- A sketch plan based upon plan recorded as #926 of 1948 in the registry of deeds (with what appears to be hand drawn proposed parking locations within a Private Way off Main St.).
- A copy of a plan recorded on 12/8/1961 showing the locus as Lot 1A with additional lots shown as Lots 8A, 9A & 7A all with 12.5' wide rights of way noted across each lots frontage.
- A google photo copy (street view from Main St) showing 1160 Main St. and driveway.
- Various other application materials.

I note the following;

1. The request is for up to 8 vehicles. The sketch appears to show only 7. This would make it a guess as to where the eighth vehicle would be parked.
2. The plan shows only location of what appears to be the proposed parking spots and no other details other than a photo which appears to show the right of way being partially constructed as a gravel drive. The board should be aware that any expansion of gravel parking etc. would also need Conservation approval as the area is proximal to the Neponset River.
3. The Board should be aware that if they grant the applicant the right to park in the right of way that the Board may be granting permission over the rights of the owners of Lots 7A, 8A, and 9A (currently undeveloped) to use the right of way for passage, utilities etc. which are generally available to owners along private ways/right of ways. Perhaps the Board may consider a condition addressing this situation should they grant relief.

Cc: Files
Cons. Agent

<h:/walpole7/home/Maggie/documents/zba/specialpermits/1160MainStEngComments.doc>