

WALPOLE ZONING BOARD OF APPEALS MINUTES OF May 6, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely (via Zoom) on WEDNESDAY, May 6, 2020 AT 6PM. The following members were present on the Zoom conference:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney, Rick Merrikin, Ashley Clark (Community Development Director, Amy Messier (ZBA admin. asst.), George Pucci- KP-Law (Town Counsel)

Lee opened the meeting at 6PM

DISCUSSION: Burns Avenue. 40B : Discussion and vote on determination on applicant's request for project change:

Clark supplied the Board with a staff memo that recommends that the proposed changes to the project are deemed substantial due to 25% increase in number of units, and addition to another access into the site. Pucci stated that under the regulations it is clear, based on the increase in the housing units over 10% that the changes are substantial. Mass Housing also found that these changes were substantial. Pucci explained that the Applicant would need to submit an application, and the only part of the project that would be under the ZBA's purview would be the "new" portion of the project. Pucci stated that a Public hearing would need to be opened if the ZBA determined that the changes are substantial, and Under the COVID Emergency order, the Board can defer the hearing to be opened up to 45 days after the State of Emergency is lifted. Clark stated that there could be possible implications due to the abutters list because of the addition of the new parcel, and therefore would need to be looked over to ensure that all abutters will be properly notified. When asked if the submission the Applicant has already submitted to the Board would be sufficient, Pucci stated that he would consider the submissions already submitted are sufficient to be considered a filing.

Murphy motioned to determine that the changes are considered a substantial change to the 40B project based on the plans and documentation submitted by the Applicant, seconded by Coffey, the motion carried unanimously, 5-0-0.

ROLL CALL: Lee- aye, Murphy-aye, Coffey-aye, Merrikin-aye, Fitzgerald-aye.

Murphy motioned to take no action at this time, and for the Board to wait for the State of Emergency to lift, at which time the Board will schedule the opening of the hearing within 45 days of the State of Emergency ending, seconded by Coffey, the motion carried unanimously, 5-0-0

ROLL CALL: Lee- aye, Murphy-aye, Coffey-aye, Merrikin-aye, Fitzgerald-aye.

Public Input: None

Murphy made a motion to adjourn, seconded by Coffey, the motion carried 6-0-0 (Lee, Fitzgerald, Murphy, Coffey, Merrikin, Delaney)

The meeting adjourned at 6:25 PM – Accepted 7/27/20

