

## WALPOLE ZONING BOARD OF APPEALS MINUTES OF AUGUST 26, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely (via Zoom Webinar) on MONDAY, AUGUST 26, 2020 AT 7PM. The following members were present on the Zoom Webinar:

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

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

Murphy opened the meeting at 7:05PM

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

Murphy opened the hearing, applicant Lou Petrozzi was present. Clark gave an update to the Board, which recommended to the Board that they table the discussion on peer review until after the applicant has introduced the project to the Board, with a suggestion of 9/21/2020 as the hearing date to allow the applicant to do so. Murphy questioned if all of the peer review funds that the Board approved and requested has been submitted to the office within the seven (7) day timeframe the applicant was given, in which Clark stated that it has not been submitted in its entirety, with a remaining balance to be submitted of \$5,000.00 for traffic peer review. Coffey stated for the record that it was made abundantly clear from the previous hearing, that the applicant had to abide by the seven (7) day deadline to provide the ZBA with the funds that were approved and requested, and that the ZBA has gone above and beyond understand and accommodate the applicant. Clark recommended that the board give the applicant the opportunity to present the application. Coffey stated that she strongly opposes the idea of not requiring the project to undergo traffic peer review. Pucci stated that the even though the project is under twenty (20) units, the board still has the power and right mandate a traffic peer review. Murphy asked if Petrozzi had any comments regarding the discussion, Petrozzi stated that he doesn't believe the current discussion accurately represents his position regarding the project, stating that he has agreed to peer review, however, he does not agree with the peer review proposal scope and fee. Clark suggested further direction from the board regarding how they'd like to proceed with the peer review, in which Lee stated that the board was very clear with the outline for the peer review, and the only thing being voted on during this hearing will be voting to continue at a date and time certain, and mentioned that it is up to the well-informed applicant to provide the remaining funds for traffic peer review. Lee motioned to continue the hearing to 9/21/2020 at 7PM via Zoom, with the possibility of a hybrid meeting in the Main Meeting Room of Town Hall, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Coffey-aye; Delaney-aye; Anderson-aye. The motion carried 5-0-0.

### **Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit:**

Lee opened the hearing, applicant David Hale was present. Hale stated that he is on board with continuing the hearing to 9/21/2020, and expressed that he is unable to comprehend why the board can attempt to hold an in-person or hybrid meeting now, versus July. Hale remarked that the town is issuing other permits remotely from different departments, such as liquor licenses, and accused the board of being discriminatory against his project. Lee stated that the board is trying to move forward with the applicants' project in the public hearing process as best as they can, and reminded the applicant that this project is large scale, that have a large impact, with a considerable amount of community interest. Murphy motioned to continue the hearing to 9/21/2020 at 7PM via Zoom, with the possibility of a hybrid meeting in the Main Meeting Room of Town Hall, with the possibility of a hybrid meeting, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Coffey-aye; Delaney-aye; Anderson-aye. The motion carried 5-0-0.

**Minutes:** no minutes were accepted at this time.

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

**The meeting adjourned at 7:40 PM**

Accepted 10/26/2020