

WALPOLE ZONING BOARD OF APPEALS MINUTES OF AUGUST 28, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, AUGUST 28, 2019 at 7:00 PM in the Main Meeting Room at Walpole Town Hall. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chairman; Bob Fitzgerald, Clerk; Rick Merrikin, Member; Drew Delaney, Associate Member.

Also Present: George Pucci- KP Law (Town Counsel); Paul Haverty- Blatman, Bobrowski & Haverty (40B Consultant)

7:00 PM Lee opened the meeting

Case No. 05-19, Wall Street Development Corp, 48 Burns Ave., Comprehensive Permit:

Lee opened the hearing, Haverty explained to the Board that he and Pucci had a conversation with Greg Watson and Mike Busy of Mass Housing regarding the site access issue and letter of eligibility, in which it was stated that at time, Mass Housing stands by their original decision that indicated the Applicant has sufficient eligibility for the project, and like all 40B projects, will continue to review the matter before issuing any final decision. Phil Paradis from BETA Group was present and went over his latest review of the project in the letter dated 8/28/19 for ZBA and 8/22/19 for Conservation. It was stated that there is still a substantial number of items regarding the wetlands impacts that still need to be addressed with the Commission. Paradis listed minor items that are recommended to be addressed including the following;

- additional site details that impact spacing
- additional grading (units 1-5 and front lawns)
- safe emergency access
- provide heights of buildings; sign placement; waste management; lighting details; roadway details; overlay/sidewalk; water & sewer services

Paradis listed major items that need to be addressed including the following;

- provisions for visitor parking
- continued safe access for emergency vehicles
- landscaping and screening
- treatment of runoff for Traphole Brook
- address degraded riverfront issues
- additional snow storage and/or off site plan

Lee opened the hearing to the public for comment, which included the following;

- Jack Conroy: determination of how a project is economic/uneconomic
- Cathy Campbell: access to site/ easement questions

Merrikin stated he had concerns that the wetlands and other issues might require a reduction in the number of units, and if the Applicant would consider proposing a smaller number of units. Petrozzi stated that a smaller number of units may be proposed in the future depending on the items that need to be addressed for Conservation. With further information needing to be addressed, Murphy made a motion to continue the hearing to 9/18/19 at 7PM in the Main Meeting Room, seconded by Merrikin, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Merrikin, Delaney)

Petrozzi agreed to grant an extension of time for the Board to close the hearing until 9/25/19, a motion was made by Murphy to accept the extension of time, seconded by Merrikin, the motion carried 5-0-0 (Lee, Fitzgerald, Murphy, Merrikin, Delaney)

Minutes: Murphy made a motion to accept the minutes of 8/21/19, seconded by Merrikin, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Merrikin, Delaney)

Murphy made a motion to adjourn, seconded by Merrikin, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Merrikin, Delaney)

The meeting adjourned at 9:00 PM

Accepted 9/4/2019