

1/2

WALPOLE

Massachusetts

Two Hundred Twenty-second
ANNUAL REPORT

1946

BURNS & JEFF

ACCEPTED 1946



2/2

vote to raise and appropriate for Park Department, or do

That the Town raise and appropriate for Excess and Deficiency Account

at Mr. McLean and seconded, transfer from the Excess and Deficiency Account, .00.

motion first, but one being a RESOLUTION.

and motion and it was appropriate by transfer from the Excess and Deficiency Account of \$675.00 for the Park Department.

vote to raise and appropriate for Town Engineer's Administration in relation thereto.

was appropriate by transfer from the Excess and Deficiency Account of \$75.00 for the Town Engineer's Administration.

ote to raise and appropriate for Coal and Oil Account, or do

was appropriate by transfer from the Excess and Deficiency Account of \$2900.00 to the Coal and Oil Account.

vote to raise and appropriate for Highway Account, or do

was appropriate by transfer from the Excess and Deficiency Account of \$2500.00 for the Highway Account.

l vote to raise and appropriate for Snow and Ice Account, or do

was appropriate by transfer from the Excess and Deficiency Account of \$2500.00 for the Snow and Ice Account.

l vote to transfer the unexpended balances to the Water Department.

Kendall Street Water Extension Account	\$5.85
May Street Water Street Extension Account	4.21
	\$10.06

Total

or do or act anything in relation thereto.

On motion made by Mr. McLean, and seconded, it was

Voted: that the Town transfer the unexpended balances in the following accounts to the Water Department Surplus:

Kendall St. Water Extension Account	\$5.85
May St. Water Extension Account	4.21
	\$10.06

Total

Article 11. To see if the Town will vote to raise and appropriate by transfer a sum of money for the Water Department, or do or act anything in relation thereto.

On motion made and seconded, it was

Voted: that the Town raise and appropriate by transfer from the Water Department Surplus the sum of \$3600.00 to the Water Department Account.

Article 12. To see if the Town will vote to increase the appropriation voted at the last annual town meeting, under Article 41 of the Warrant calling said meeting, to purchase two 1½ ton dump trucks with permission to trade on 1937 Chevrolet truck and one 1941 Chevrolet truck in exchange, raise and appropriate by transfer money therefor or do or act anything in relation thereto.

On motion made and seconded, it was

Voted: that the Town raise and appropriate by transfer from the Excess and Deficiency Account the sum of \$500.00 to increase the appropriation voted at the last annual town meeting, under Article 41 of the Warrant calling said meeting, to purchase two 1½ ton dump trucks with permission to trade one 1937 Chevrolet truck and one 1941 Chevrolet truck.

Article 13. To see if the Town will vote to accept a report of the Board of Selectmen, acting as the Board of Survey, and accept Burns Avenue 440 feet, more or less, easterly from Pleasant Street, in accordance with a Plan entitled "Plan and Profile of Burns Avenue, Walpole, Mass., dated September 8, 1934 by Kenneth E. McIntyre, Civil Engineer and Registered Land Surveyor" or do or act anything in relation thereto. (Petition of Charles J. Donahue and others).

On motion made and seconded, it was

Voted: that the Town accept a report of the Board of Selectmen, acting as a Board of Survey and accept Burns Avenue 440 feet, more or less, easterly from Pleasant Street, in accordance with a Plan entitled "Plan and Profile of Burns Avenue, Walpole,

Conroy

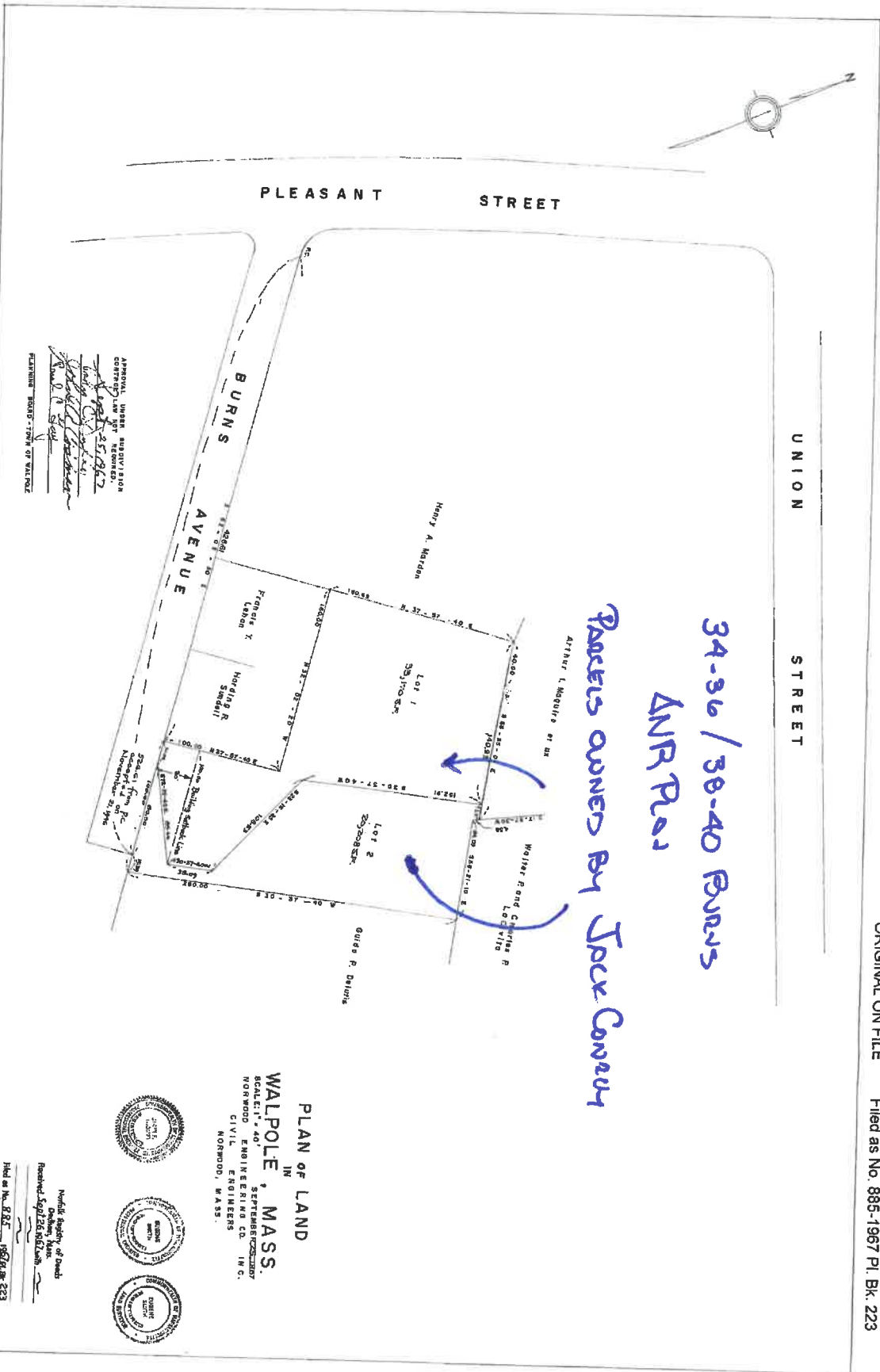
ORIGINAL ON FILE Filed as No. 885-1967 Pl. Bk. 223

UNION STREET

34-36 / 38-40 Burns

ANR Plan

PARTS OWNED BY JOCK CONROY



APPROVAL UNDER SUBDIVISION
 BOARD - TOWN OF WALPOLE
 [Signatures]

PLAN OF LAND
 IN
 WALPOLE, MASS.
 SCALE: 1" = 40'
 SEPTEMBER 1967
 NORWOOD ENGINEERING CO., INC.
 CIVIL ENGINEERS
 NORWOOD, MASS.



Noted Registry of Deeds
 Received Sept 26, 1967
 [Signatures]

025-808-530

48 BURRUS AVE ANR

Norfolk Registry of Deeds
 Batham, Mass.
 Received Mar 18 1980
 With DEED
 Guide Deeds & Al T
 Registry & Transfer v. Al
 Filed as No. 95-9-19 80
 Book 580 R Page 530
 Attest: [Signature]
 Registrar

APPROVAL UNDER THE SUBDIVISION
 CONTROL LAW NOT REQUIRED.
 WALPOLE PLANNING BOARD

[Signature]
[Signature]
[Signature]

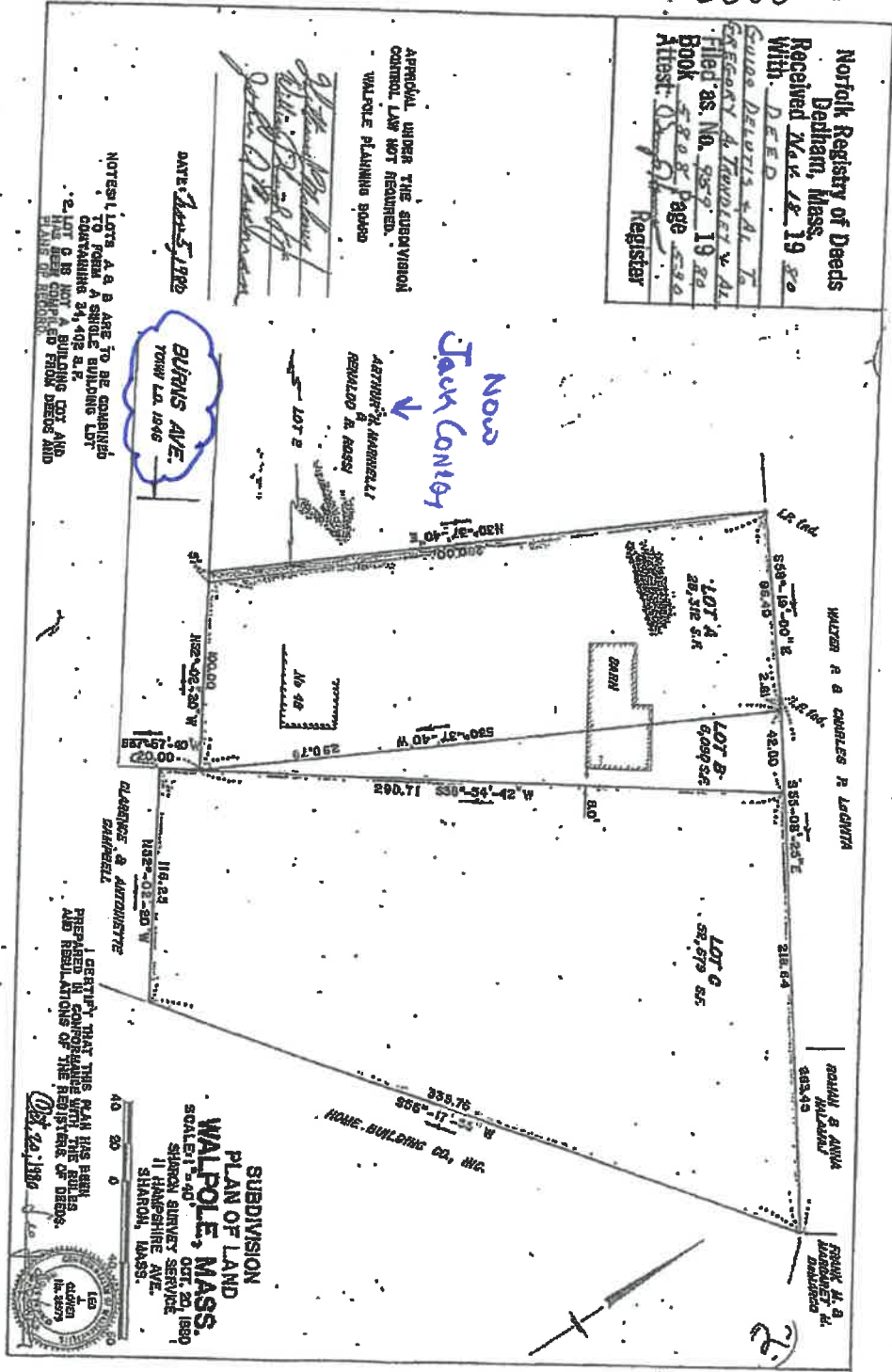
DATE: Mar 5 1980

NOTES: LOTS A, B & C ARE TO BE COMBINED
 TO FORM A SINGLE BUILDING LOT
 CONTAINING 24,409 sq. ft.
 * LOT C IS NOT BEING BOUND BY AND
 HAS BEEN COMBINED WITH LOTS A AND
 B INTO ONE BOUNDARY.

BURRUS AVE.
 TOWN LA 1946

Now
 Jack Conroy

ATTORNEY: [Signature]
 REGISTERED PLANNING BOARD



SUBDIVISION
 PLAN OF LAND
WALPOLE MASS.
 SCALE: 1" = 40'
 SHARON SURVEY SERVICE
 11 HAMPSHIRE AVE.
 SHARON, MASS.
 OCT 20 1980



PREPARED THAT THIS PLAN HAS BEEN
 PREPARED IN ACCORDANCE WITH THE RULES
 AND REGULATIONS OF THE REGISTER OF DEEDS.

025-808-530

7961

VARIANCE CAMPBELL

1/2

21

36793

10.00



THE TOWN OF WALPOLE
Commonwealth of Massachusetts

RECEIVED

MAY 11 7 11 AM '86

BOARD OF APPEALS

March 7, 1986

DECISION - BOARD OF APPEALS CASE NO. 7/86

Applicant:

Clarence J. Campbell

Location of Property Involved

31 Burns Avenue and shown on Assessors Maps as Lot No. D-155-5, Zoning District, General Residence.

Application for:

Variance from the provisions of Section 4-B of the Zoning By-Laws to allow a buildable lot with 62.28 feet of frontage. Frontage requirement is 500 feet.

Note of Board

On March 5, 1986 at 7:00 p.m. a public meeting was held at the Walpole Town Hall in the Main Meeting Room, for the purpose of receiving information, drafting and voting upon a decision as to the granting of a variance for Clarence J. Campbell. The following members were present and voting:

- Joseph P. Germano, Chairman
- Albert A. Lemperti, Vice Chairman
- Ina A. Levy, Clerk
- Mark G. Almeida, Member
- Harold L. Paul, Associate Member

A motion was made and seconded to grant Clarence J. Campbell a variance of 97.72 feet from the frontage requirements of Section 4-B of the Zoning By-Laws to allow a lot known as 31 Burns Avenue to be a buildable lot. Said property is shown on Assessors Maps as Lot No. D-155-5, Zoning District, General Residence.

The vote was 4-1, Germano, Lemperti, Levy and Paul voting in favor; Almeida voting against, therefore the variance is hereby granted.

Reason for Decision - Variance

Pursuant to Section 8-C of the Zoning By-Laws and based on testimony at the public hearing, the Board makes the following finding: "The Board of Appeals may grant, upon appeal, or upon petition, with respect to particular land or structures thereon, a variance including use variances, from the terms of this by-law where the Board of Appeals find that, owing to circumstances relating to special conditions, slope or topography of such parcel or to such structure, and especially affecting generally such land or structure but not affecting generally the zoning district to which it is located, the strict enforcement of the provisions of this by-law would impose substantial hardship, financial or otherwise, to the applicant or petitioner and

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MAY 11 7 17 AM '86

CAMPBELL

VARIANCE 2/2

Board of Appeals Case No. 7/86
Clarence J. Campbell

that desirable relief may be granted without substantial detriment to the public good and without nullifying or derogating from the intent or purpose of this by-law.

It is the finding of the Board that the applicant has 62.28 feet of frontage which abuts that portion of Burns Avenue which has been accepted by the Town of Malpole as a public way. Further, that the Town does maintain a portion beyond the 62.28 feet although it has not been officially accepted as a public way. Therefore, the applicant's property abutting both the accepted portion and the unaccepted portion, although maintained by the Town, does constitute a substantial hardship in that the parcel contains 20,625 sq. ft., which is more than the requirement of the zone in which the property is located. To deny the variance would render the lot useless to the applicant in that he would be required to pay taxes on a nonbuildable property. It is the finding of this Board that substantial hardship does exist relating directly to the parcel and granting of said variance does not derogate from the intent and purposes of the Zoning By-Laws and will not be detrimental to the public good.

Appeals, if any, regarding the above decision must be filed in the courts within twenty (20) days from the date stamped on this decision letter filed with the Town Clerk. After the appeal period is over the applicant must obtain certified notice from the Town Clerk that no appeals have been made. Said notice must be recorded at the Registry of Deeds. A copy of said recording must be returned to the Town Clerk to complete the file. Said variance is granted pursuant to Chapter 40A of the Massachusetts General Laws and if the rights authorized by the variance are not exercised within one year of the date of grant of such variance, such rights shall lapse; provided however, that the Board of Appeals in its discretion and upon written application by the grantee of such rights may extend the time for exercise of such rights for a period not to exceed six months; and provided further that the application for such extension is filed with the Board of Appeals prior to the expiration of such one year period. If the Board of Appeals does not grant such extension within thirty days of the date of application therefor, and upon the expiration of the original one year period, such rights may be reestablished only after notice and a new hearing pursuant to the provisions of Section 17, Chapter 40A, Massachusetts General Laws.

Malpole Zoning Board of Appeals,

Ira N. Levy
Ira N. Levy
Clerk