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**TOWN OF WALPOLE - ZONING BOARD OF APPEALS**

**APPLICATION FOR HEARING**

Name of Applicant: RADKE, LLC / Donald Wright Date: \_\_\_\_\_

Address: PO Box 546, Dover MA 02030 Tel. No. 508 785 0066

Location of property involved: 270 Moose Hill Rd.

Previous B/A Decision - Case # \_\_\_\_\_ Date: \_\_\_\_\_

Assessors Lot No. MAP 36 Parcels 64 + 65 Zoning District: Residence A - RA

This application - (fill out the appropriate request(s) below):

1. Request a **SPECIAL PERMIT** under Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_

\_\_\_\_\_  
N/A

2. Request a **VARIANCE** from Section \_\_\_\_\_ of the Zoning By-Laws to allow \_\_\_\_\_

\_\_\_\_\_  
N/A

3. Is an **APPEAL** from action taken by Building Inspector or other administrative official

\_\_\_\_\_ with respect to \_\_\_\_\_  
(Name of official) (Describe)

\_\_\_\_\_  
N/A



4. Request a **COMPREHENSIVE PERMIT** pursuant to Massachusetts General Laws, Chapter 40B, Section 20 through 23, as amended, to allow See attached

5. Request for a **DETERMINATION:** See attached

*In the event of a lengthy application, please attach additional sheets to this application.*

\_\_\_\_\_  
Signature of Zoning Enforcement Officer

Donald W. Wright Jr.  
Signature of Owner of Property

Donald W. Wright Jr.  
Signature of Applicant

270 Moose Hill Rd Walpole, MA. 02032  
Address of Owner

Owner  
Relationship to property involved

PLEASE NOTE:  
THE APPLICANT IS ADVISED THAT WHILE THE BOARD STAFF MAY ASSIST ON PROCEDURAL MATTERS, NO LEGAL OR OTHER ADVICE SHALL BE GIVEN. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE THE CHAPTER AND SECTION NECESSARY FOR THE APPLICATION TO BE ACCURATE. OTHERWISE, THE APPLICANT MUST LOOK TO THEIR OWN ATTORNEYS OR OTHER ADVISORS IN THIS REGARD.



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4. Request for COMPREHENSIVE PERMIT PURSUANT TO Massachusetts General Laws, Chapter 40B, Section 20 through 23, as amended, to allow the construction of four (4) duplex buildings, consisting of eight (8) residential units, in which 2 homes (25%) will be designated as affordable units in perpetuity.

The 2 affordable homes will be eligible for placement on the Subsidizing Housing Inventory (SHI), once approved by Mass Housing.

5. Request for a **DETERMINATION:** Delphic Associates, LLC is representing RADKE, LLC in requesting a Comprehensive Permit Decision, based on the Massachusetts General Laws, sections 20 through 23 in the matter of a development to be known as "Moose Hill Condominiums," located at 270 Moose Hill Road. Delphic Associates is a 40B Consulting and Permitting Specialist.



**ZBA APPLICANT CHECK LIST**

• PLEASE INCLUDE CHECKLIST WITH YOUR APPLICATION PACKAGE

|  |               |   |
|--|---------------|---|
| <b>1. APPLICATION :</b>  |               |   |
| <b>A. SIGNED BY:</b>   |               |   |
| - owner  | DONALD WRIGHT |   |
| - applicant  | RADKE, LLC    | X |
| - Zoning Enforcement Officer   |               | X |
| <b>B. Include Bylaw Section</b>  |               |   |
| <b>C. Describe in detail requested relief</b>  |               |   |
| <b>D. For Variance request fill out Findings of Fact Sheet (in packet)</b>   |               | X |
| <b>2. DRAWING TO SCALE Ten (10) Copies</b>   |               |   |
| <b>A. Registered Land Surveyor Stamped Certified Plan</b>  |               | X |
| <b>B. Names of streets</b>   |               |   |
| <b>C. North point</b>  |               |   |
| <b>D. Zoning district</b>  |               |   |
| <b>E. Property lines and dimensions</b>  |               |   |
| <b>F. Location of existing buildings</b>   |               |   |
| <b>G. Percentage of lot coverage of existing and proposed structures</b>   |               |   |
| <b>H. Present use of property</b>  |               |   |
| <b>I. Location of proposed structure(s)</b>  |               |   |
| <b>J. Chart indicating required dimensions and proposed dimensions</b>   |               |   |
| <b>K. Names of owners of abutting properties</b>   |               |   |
| <b>L. Location of abutting property buildings</b>  |               |   |
| <b>M. Entrances, exits, driveways to be shown on plan</b>  |               |   |
| <b>N. Distance of abutting buildings to petitioner's property</b>  |               |   |
| <b>O. Required parking (if any)</b>  |               |   |
| <b>P. All changes must be shown in RED</b>   |               |   |
| <b>Q. For undeveloped property or increase in impervious area -- show drainage provisions</b>                              |               |   |
| <b>R. For Variance requests -- show topography (and soil condition if pertinent) of lot</b>                                |               |   |
| <b>S. Show date of plan on lower right hand corner</b>   |               |   |
| <b>T. Date of revisions to be added above issue date</b>   |               |   |
| <b>3. PROFESSIONAL Stamped Signed ARCHITECTURAL DRAWINGS for new construction showing dimensions and structural detail</b> |               | X |
| <b>4. ABUTTER'S LIST (includes two (2) sets of mailing labels)</b>   |               | X |
| <b>5. CHECKS: (to be submitted with application to Zoning Board of Appeals Office)</b>                                     |               |   |
| <b>A. Application fee made payable to Town of Walpole (see Fee Schedule in packet)</b>                                     |               | X |
| <b>B. \$55 made payable to GateHouse Media MA for Legal Advertisement</b>  |               | X |
| <b>6. ONE (1) ELECTRONIC COPY of entire Application Package</b>  |               | X |