

The February 13, 2013 meeting of the Walpole Zoning Board of Appeals was held in the Main Meeting Room of Town Hall.

Chairman Susanne Murphy called the meeting to order at 7:00 P.M. with the following members present:

Susanne Murphy, Chairman  
James M. Stanton, Vice Chairman (not present)  
Daniel J. Cunningham, Jr., Clerk  
Ted C. Case, Member  
James S. DeCelle, Member

Matthew Zuker, Associate member

**DECISIONS PENDING:**

**Evelina Gourdoukis – Case #21-12 (Murphy, Cunningham, Case, DeCelle, Zuker)**

Ms. Murphy read the public hearing notice for **EVELINA GOURDOUKIS, Case #21-12**, with respect to property located at 263 High Plain St., Walpole and shown on the Assessors Map as Lot Nos. 35-374 and 35-375, Residence B Zone.

The application is for:

A Variance from Section 6.B of the Zoning Bylaws to allow the reconfiguration of two existing lots held in common ownership, so as to create a revised lot for the existing single-family house, which is non-conforming due to front yard setback, and so as to create one lot for a new single-family house.

The Gourdoukis case was closed on September 26, 2012. The applicant will file for a new case that will include additional information.

Mr. Case commented that the Board cannot approve a plan to make the property more non-conforming. Mr. DeCelle commented that there is a lack of frontage. Discussion ensued.

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, on behalf of the applicant to grant a Variance from Section 6.B of the Zoning Bylaws to allow the reconfiguration of two existing lots held in common ownership, so as to create a revised lot for the existing single-family house, which is non-conforming due to front yard setback, and so as to create one lot for a new single-family house.

The vote was **0-5-0**, therefore the motion to approve the Variance was **denied**. (Murphy, Cunningham, Case, DeCelle, Zuker voting)

**REASON**

The Board finds that there are no circumstances relating to soil conditions, shape or topography of such parcel or to such structure, and especially affecting generally such land or structure but not affecting generally the zoning district in which it is located.

**Minutes for Approval**

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, to approve the minutes for November 14, 2012, November 28, 2012 and January 9, 2013 as written.

The vote was 5-0-0 in favor. (Murphy, Cunningham, Case, DeCelle, Zuker voting)

A motion was made by Mr. Case, seconded by Mr. Cunningham, to approve the minutes for December 12, 2012 as written.

The vote was 4-0-0 in favor. (Cunningham, Case, DeCelle, Zuker voting) (Ms. Murphy was not in attendance at the December 12, 2012 meeting)

**DISCUSSION**

The secretary informed the Board that its next meeting was February 27, 2013 and it became evident the Board would not have a quorum. The hearing scheduled for that meeting will be continued to March 20, 2013, the Board's next meeting.

There being no further business, the meeting adjourned at 8:00 p.m.

Daniel J. Cunningham, Jr.  
Clerk

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Minutes were approved on April 24, 2013.