

WALPOLE ZONING BOARD OF APPEALS MINUTES OF APRIL 13, 2016

A regular meeting of the Walpole Zoning Board was held on Wednesday, April 13, 2016 at 7:00 p.m. in the Main Meeting Room at town hall. The following members were present: Matthew Zuker, Chairman; James DeCelle, Vice Chairman; Susanne Murphy and Mary Jane Coffey.

Mr. Zuker opened the meeting at 7:01 p.m.

David Norton, the new building inspector, was present to introduce himself to the board and stated he will address any concerns they might have.

7:06 p.m. Wassel, 71 Pocahontas Street, Case No. 4-16: Mr. Zuker informed the applicant that there are only four board members present to tonight and they are entitled to a full board. Further, the applicant will need to receive a unanimous vote if they go forward. Ms. Wassel stated they would like to proceed tonight. She was represented by Atty. Michael Khoury, Madoff & Khoury, Foxboro, MA.

Mr. Zuker read the public hearing notice. He stated that we need a topo plan and also all plans need to be stamped by a registered engineer. Ms. Wassel stated they will be taking down the carport that is presently there. The neighbors do not have any problems with what they are proposing and this does go with the neighborhood. Mr. DeCelle stated they are asking for a waiver, but we don't know what the waiver is and we don't have any information on the height of the house. We do need that information specific to this property. Ms. Wassel stated the back yard slopes off. Mr. DeCelle doesn't think they need a full topo done. Ms. Wassel stated they are only going up on a portion of the house. Mr. Zuker stated we are talking about the second floor, not the garage. He feels they could redesign the second floor to try and tweak it. He feels they could change the roof design and make it a hip or front gable. Ms. Wassel asked how many feet they would need to go in and Mr. DeCelle stated he doesn't know as there are no dimensions shown. Joe Verderber, the builder, asked what the starting point is. Mr. Zuker stated whatever the setback from the house to the side line. Mr. Verderber stated he could put a hip on that end of the house.

There were no public comments.

Mr. Zuker read comment received from the town boards and committees. He stated if they redesign this project they may not need to be before the board and could withdraw this application. Mr. DeCelle stated the Building Inspector needs to be on board with any changes.

Mr. Zuker moved to continue this hearing to May 11, 2016 at 7:00 p.m. Motion seconded and voted 4-0-0.

7:37 p.m. Cellco Partnership, d/b/a Verizon Wireless, 85 Route One (approximate), Case No. 02-16: Mr. Zuker read the public hearing notice. The applicant was represented by Atty. Joshua Lanzetta. He stated what they are talking about is just a canister and a junction box on a utility pole and there will also be a radio head. This is similar to a car with a radio inside and an antenna outside. It doesn't mean there will be more poles. These are quick and easy to install. Ms. Murphy asked if they obtained the signature of the owner of the property and Atty. Lanzetta stated no, they have a signature of the person

who owns the pole. Mr. DeCelle stated the property is owned by Eversource. Atty. Lanzetta stated the legislature said back in the 1970's they only needed to have the pole owner on board.

Mr. Zuker read comments received from town boards and committees. There were no public comments. The Deputy Fire Chief agrees with this and feels it is properly screened and meets all the approval criteria set forth in Section 10-F of the Zoning bylaw.

Ms. Murphy moved to close the public hearing. Motion seconded by Ms. Coffey and voted 4-0-0. Ms. Murphy moved to approve the application before the board as presented. Motion seconded by Ms. Coffey and voted 4-0-0 with two special conditions.

Minutes: Mr. Zuker moved to approve the minutes of February 10, 2016. Motion seconded by Ms. Murphy and voted 4-0-0.

Mr. Zuker moved to approve the minutes of February 24, 2016. Motion seconded by Ms. Murphy and voted 4-0-0.

Mr. Zuker moved to approve the minutes of March 9, 2016. Motion seconded by Mr. DeCelle and voted 3-0-1 (Ms. Murphy abstained).

It was moved, seconded and voted to adjourn. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Matthew Zuker, Chairman

Accepted 6/22/16