



Town of Walpole
Commonwealth of Massachusetts
Zoning Board of Appeals

Zoning Board of Appeals
John Lee, Chair
Drew Delaney, Vice Chair
Robert Fitzgerald, Clerk
Mary Jane Coffey, Member
David Anderson, Member
Judith Conroy, Assoc. Member
Timothy Hoegler, Assoc. Member
Mark Major, Assoc. Member

MINUTES
WALPOLE ZONING BOARD OF APPEALS
February 2, 2022

Present: Drew Delaney (Vice Chair), Robert Fitzgerald (Clerk), David Anderson (Member), Judith Conroy (Associate Member), Timothy Hoegler (Associate Member), and Mark Major (Associate Member).

Absent: John Lee (Chair) & Mary Jane Coffey (Member)

Also in attendance were Patrick Deschenes (Community & Economic Development), Stephen Natola (Community & Economic Development),

Mr. Delaney called the meeting to order at 7:00 P.M. and read the public hearing notice.

Case No. 22-1, High Plain Holding, LLC, 173 High Plain Street, Special Permit under Section 5-B.1.3.G of the Zoning Bylaws to allow for a three-story, ten-unit, mixed-use residential development within the Business (B) Zoning District.

Mr. Merrikin of Legacy Engineering on behalf of the applicant, explained the details of the proposed plan. Demolishing the existing single-family home and seeking a special permit to construct a three-story mixed use building with two residential floors in the business zoned district.

Mr. Fitzgerald requested clarification regarding pedestrian and vehicular circulation

Mr. Merrikin noted previous comments made by the building commissioner regarding adding a second commercial entrance to satisfy handicap access requirements. Mr Merrikin noted left turn difficulties out of the site and the benefit of a “no left turn” sign during peak commuting hours.

Mr. Anderson asked about the future commercial uses for the first floor of the proposed building.

Mr. Merrikin stated that he did not know the exact commercial use but that it would likely be an office or professional space

Mrs. Conroy questioned the signatures on the application for determining the owner and the applicant. Mrs. Conroy also mentions Section 5.B.1.3.G.ii of the Walpole Zoning Bylaws and that the plan should provide the square footage proposed for residential space. Emphasized the applicant needed to prove their project conforms to Walpole Zoning Bylaws.

Mr. Delaney read into the record comments from various departments, including Fire, Engineering, Health, Community Development, and the Historical Commission

Mr. Merrikin stated that he was willing to work with all department to satisfy their concerns, questioned the usefulness of a traffic study for a project of this size.

Mr. Delaney inquired about including affordable units, trash, utilities, drainage, snow storage, and traffic study. Mr. Merrikin responded there are no plans to include affordable units at this time. Also stated that future plan revisions will address snow storage, landscape, open space, and include gross square footage of the residential space, noted on the plan.

Mr. Anderson questioned, size, ownership, communication with abutters, possible tenants, and management of units. Mr. Merrikin states the units are being proposed as rentals and the management of units is unknown at this time. Also, Mr. Merrikin noted one abutter felt impartial towards this project.

Mr. Delaney opened up for public comment.

Daniel Aluigi, of 8 Holland Way, stated his concerns: safety issues for children and traffic, noise, refuse disposal, noise pollution, and traffic increase.

Donna Giampetro of 3 Holland Way, stated that she was concerned about the increase in traffic, bicycle safety, and wished zoning should have been changed before a project like this was proposed as the area is primarily single-family residential.

John O'Leary, 776 Washington Street, stated his \concerns with traffic, safety, and infrastructure. He encourages the public to attend the upcoming Planning Board hearing on the project dealing with site plan review.

Tara Wallace, 702 Washington Street, stated her concerns about the lack of detail regarding the commercial space and management of the property.

Esther Ciavatonne, 199 High Plain Street, stated that he understood development needs to occur, but was concerned about the proposed density of the site.

Oksana Paliv, 174 High Plain Street, stated that she was concerned about the increase in traffic and safety for neighborhood children.

Board members express interest in a traffic study to assuage public's concerns. Note the importance of getting comments from Water & Sewer and Police.

Mrs. Conroy brought attention to the purpose of ZBA bylaws to include promoting public safety and lessening congestion of streets and we have heard the neighbors' concerns with safety. She also mentions the purpose of prevention of overcrowding of land and although this project is allowed in Zone B, with first floor commercial use plus 2 stories of 10 two-bedroom units, she feels that this project is very dense for a 28,000 square feet parcel and is not in keeping with the character of the neighborhood. Mrs. Conroy also stated concern that affordable units are not being considered by the applicant.

Motion: by Mr. Delaney and seconded by Mr. Fitzgerald to continue the hearing until March 2, 2022. The motion carried 5-0-0

Fitzgerald-aye; Delaney-aye; Anderson-aye; Hoegler-aye; Major-aye

Minutes Review: 1-19-2022

Motion: by Mr. Fitzgerald and seconded by Mr. Major to approve the minutes. The motion carried 4-0-1

Fitzgerald-aye; Delaney-aye; Hoegler-aye; Major-aye; Anderson-abstained

Minutes Review: Executive Session 1-5-2022

Mr. Fitzgerald stated the locations for minor revisions.

Motion: by Mr. Major and seconded by Mr. Fitzgerald to approve minutes as amended. The motion carried 5-0-0

Fitzgerald-aye; Delaney-aye; Anderson-aye; Hoegler-aye; Major-aye

Adjournment:

Motion: by Mr. Fitzgerald and seconded by Mr. Major to adjourn. The motion carried 5-0-0

Fitzgerald-aye; Delaney-aye; Anderson-aye; Hoegler-aye; Major-aye

Meeting adjourned at 8:11 P.M.

Submitted: Stephen Natola

Accepted 2 March, 2022