

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JANUARY 2, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, January 2, 2019 at 7:00 PM in the main meeting room. The following members were present: John Lee, Chairman; Vice Chair; Susanne Murphy, Robert Fitzgerald, Clerk; Mary Jane Coffey, Member, Rick Merrikin, Member; Drew Delaney, Associate Member.

7:00 PM Lee opened the meeting

Case No. 05-18, Supa Cars, LLC., 1900 Main Street, Amendment to a Special Permit Request and Special Permit Request:

Lee opened the hearing, Lee asked if anyone was present at the Public Hearing on behalf of the Applicants, which there was not. Murphy made a motion to close the hearing, seconded by Fitzgerald, the vote was 3-0-3 (Lee, Murphy, Fitzgerald in favor; Coffey, Merrikin, Delaney abstained due to the fact that they were not eligible to sit on the case). Murphy made a motion to deny the application for a Special Permit and an Amendment to an existing Special Permit due to lack of sufficient information and due to lack of a quorum, seconded by Fitzgerald, the vote was (Lee, Murphy, Fitzgerald in favor; Coffey, Merrikin, Delaney abstained due to the fact that they were not eligible to sit on the case), therefore the application was denied.

***At 7:05 PM Susanne Murphy recused herself and did not return for the following case: Case No. 26-18.**

Case No. 26-18, Highland Development Ventures, LLC., Foxhill Dr. (Map 53/ Parcel 34), Special Permit Request:

Lee opened the hearing, Attorney Tom Brady was present, along with Adam Herd of Highland Development Ventures and James Bernardino of Bohler Engineering. Brady explained that the property is located at the corner of Foxhill Drive and Rte. 1, that is approximately 2.79 acres and they are proposing a storage facility with approximately 826 units. It was explained to the Board that the Applicant is seeking a Special Permit for 16 parking spaces where 121 is required. Due to the proposed use of the site, it was stated that 121 parking spaces would be excessive and during the peak hours of operation of the storage facility, 16 parking spaces would suffice for customers and employee parking. Lee opened the hearing up to the public for comments, which included the following; Arthur Cook (abutter): who expressed that he is in favor of the project. Due to possible plan revisions at the applicants public hearing with the Planning Board, Coffey made a motion to continue the hearing to January 16, 2019 at 7PM in the Main Meeting Room, seconded by Fitzgerald, the motion carried 5-0-0 (Lee, Coffey, Fitzgerald, Merrikin, Delaney).

Minutes:

12/5/18: Coffey made a motion to accept the minutes, seconded by Fitzgerald, the motion carried 5-0-0 (Lee, Fitzgerald, Coffey, Merrikin, Delaney).

Fitzgerald made a motion to adjourn, seconded by Coffey, the motion carried 5-0-0 (Lee, Coffey, Fitzgerald, Merrikin, Delaney).

The meeting adjourned at 8:00 PM

