

WALPOLE ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 7, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, November 7, 2018 at 7:00 PM in the main meeting room. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chair; Robert Fitzgerald, Clerk; Mary Jane Coffey, Member.

7:00 PM Lee opened the meeting

Case No. 22-18, Brookside Village Walpole, LLC., 164 Pine Street, Variance Request:

Lee opened the hearing, and read comments from different departments, including comments from the Town Engineer. Steve Venincasa was present on behalf of Brookside Village Walpole, LLC. and explained to the Board that he is seeking a variance under Section 6-C.8.D of the Zoning Bylaws to allow for the installation of an eight foot fence that abuts the property of 10 Montaup Road, Sharon, MA 02067. It was stated that the abutter of the Brookside Village development (currently Filmore Lane) has an elevated property that overlooks the development, and would like an eight foot fence installed versus a standard six foot fence in order to provide proper privacy and visual screening. The Variance request states that the fence would be a wooden stockade fence, however the abutter requested that the fence be vinyl instead, and it was agreed upon by both parties that vinyl material will be used instead. It was mentioned that the installation of a fence in general was mandated due to the previously approved plan by the Planning Board during the developments approval process. The abutters property is elevated in height and pie shaped in nature, there was no opposition from anyone during the public hearing, and the fence will not be detrimental or uncharacteristic to/of the neighborhood. With no further questions or comments from the Board or the public Murphy made a motion to close the public hearing, seconded by Coffey, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Coffey). Coffey made a motion on behalf of the Applicant to grant the Variance under Section 6-C.8.D. of the Zoning Bylaws to allow the installation of an eight foot fence on the property line of 10 Montaup Road, Sharon MA 02067 at the Brookside Village (Filmore Lane) side according to the plans submitted at the public hearing, dated 12/05/15, seconded by Fitzgerald, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Coffey).

Minutes:

10/17/18: Coffey made a motion to accept the minutes as edited, seconded by Fitzgerald, the motion carried 3-0-1 (Lee, Fitzgerald, Coffey in favor, Murphy abstained)

Coffey made a motion to adjourn, seconded by Fitzgerald, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Coffey).

The meeting adjourned at 7:35 PM