

WALPOLE ZONING BOARD OF APPEALS MINUTES OF NOVEMBER 30, 2020

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on MONDAY, NOVEMBER 30, 2020 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Jane Coffey, Drew Delaney, Dave Anderson, Ashley Clark (Community Development Director); George Pucci (Town Counsel)

Lee opened the meeting at 7:00 PM

**Case No. 03-20, 55 SS LLC., 51-53-55 Summer Street, Comprehensive Permit:**

\*Dave Anderson officially recused himself from this hearing\*

Lee opened the hearing and explained that the purpose of this hearing is to discuss a revised scope for peer review and for the applicant to request to continue to a time and date certain in the future in order to allow time for the applicant to provide replies to the comments from town department/ board comments/ concerns. Clark explained that a revised scope from Tetra Tech has been submitted and requesting an additional \$15,000.00 for peer review. Hale stated that progress is being made regarding replies to the comments/ concerns presented at the last hearing, and that he is in agreement with providing the \$15,000.00 of additional peer review funds. Murphy motioned to accept the revised peer review scope, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0. Murphy motioned to continue the hearing to Wednesday, 1/6/21 at 7PM via Zoom, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye. The motion carried 5-0-0.

**Case No. 20-21, Wall Street Development Corp, 48 Burns Avenue (Parcel 20-136)/ Union Street (Parcel 20-119)/ Brook Lane (Parcel 20-115/ Burns Avenue (Parcel 20-137), Request for Project Change/ Amendment to a Comprehensive Permit:**

Lee opened the hearing, and explained that tonight's hearing is to discuss the peer review scopes of work. Clark stated that scopes were requested from Tetra Tech, Davis Square Architects and BETA. Clark states that the applicant has noted that he does not agree with the scope of work for the peer review. Petrozzi stated he would at some point in the future have a dialogue regarding the appeal items that are part of the remand order and are currently under appeal. Pucci explained that the focus of the proceedings should be the project change. Clark gave a breakdown of the peer review costs that were given, which included the following;

Tetra Tech: \$13,624.00 (covering multiple components of peer review needed)

BETA: \$7,500.00

Murphy and Coffey stated that they are in favor of accepting the peer review scope from Tetra Tech due to feeling the need to have "fresh eyes" on the new proposal. Coffey stated that she would object to having BETA perform the peer review again since she thought that BETA would only review the revisions of the project, and not its entirety as a whole that is currently being proposed. Petrozzi stated that he objects to paying for Tetra Tech's peer review proposal. Murphy motioned to accept the proposal from Tetra Tech for peer review of \$13,624.00, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye; Anderson-aye. The motion carried 6-0-0. Clark read into the record that under Section 4 of the Bds. Comprehensive Rules & Regulations that "if the applicant doesn't supply the board with the requested fees within 7 days of such request, the board may deny the Comprehensive Permit." Murphy motioned to continue the hearing to Wednesday, 1/6/21 at 7PM via Zoom, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye; Anderson-aye. The motion carried 6-0-0.

**Minutes:** No minutes were accepted at this time

Murphy motioned to adjourn, seconded by Delaney, roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, Anderson-aye, the motion carried 6-0-0.

**The meeting adjourned at 7:30 PM**  
**Accepted 1/13/21**