

WALPOLE ZONING BOARD OF APPEALS MINUTES OF May 16, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, May 16, 2018 at 7:00 PM in the main meeting room. The following members were present: Matthew Zuker, Chairman; Susanne Murphy, Robert Fitzgerald, Clerk; John Lee, Associate Member.

Absent: Mary Jane Coffey; Craig Hiltz, Vice Chair

7:00 PM Zuker opened the meeting

Case No. 11-18, Sean Murphy, Lot 2 Cove Point Way, Special Permit Request:

Zuker opened the hearing, Applicant Sean Murphy was present, and explained to the Board that he is seeking a Special Permit for an accessory in-law suite in order for in-laws to live at the residence. The Applicant explained that the house is not yet constructed, and that the house will be approximately 3,400 s.f., along with the in-law being approximately 830 s.f. Zuker read comments from other Boards which included the following: Town Engineer, Tim Higgins, and Board of Health. Zuker opened the hearing up to the public for comment, which there was none. The Applicant showed the Board updated plans, dated 5/1/18 that have been stamped by the Fire Dept. which depict the two footings for the landings. Lee made a motion to close the hearing, seconded by Murphy, the motion carried 4-0-0 (Zuker, Fitzgerald, Murphy, Lee). Lee made a motion to grant the Special Permit under Section 5-B.2. of the Zoning bylaw on behalf of the Applicant for an accessory in-law suite, seconded by Murphy, the motion carried 4-0-0 (Zuker, Fitzgerald, Murphy, Lee)

Case No. 12-18, Michael Moyes, 23 Longwood Lane, Special Permit Request:

Zuker opened the hearing, present was the Applicants architect Paul Byrnes or Byrnes Home Improvement, along with Debbie Sweeny, who will be the occupant of the proposed in-law suite. Byrnes explained to the Board that the lot is 1.13 acres, with all setbacks being in excess of what is required in the Residence Zoning District., with the existing home being 2,700 s.f. and the proposed in-law being a compact 670 s.f. The proposed in-law suite keeps up with the appearance of a single-family house, with the majority of it being hidden from the view of the road, along with the bedroom windows in the front which are to be disguised with a barn door motif that is similar to the existing simulated barn door, and with windows on the left side to maintain the style of the existing house. It was stated that the footprint of the house is not changing, and entry to in-law will be from either the exterior stairs or from the inside of the garage to a common area which will remain open to the main house. The windows and a sliding door at the rear will allow a safe egress and will also allow lots of natural light with safe ventilation. Zuker opened the hearing up to the public for comment, which included the following; Craig Johnson of 588 High Street: stated that the Applicants property abuts the side of his home, and that he has reviewed plans, and is in favor of the project; Jason Willett, stated that the back of his house faces 23 Longwood Lane, and that he has reviewed the plans and believes that there is plenty of room on the property for the proposed project, and is therefore in favor. The Board agreed that the Applicant needs to provide an updated site plan that shows the parking. Lee made a motion to close the hearing, seconded by Murphy, the motion carried 4-0-0 (Zuker, Fitzgerald, Murphy, Lee). Lee made a motion to

grant the special permit on behalf of the Applicant under Section 5-B.2. to allow an accessory in-law suite, with the conditions outlined by the Board, seconded by Murphy, the motion carried 4-0-0 (Zuker, Fitzgerald, Murphy, Lee).

Case No. 13-18, Kieran Kennedy, 380 Washington Street, Special Permit Request:

Due to the absence of the Applicant, Lee made a motion to continue the opening of the hearing of Case No. 13-18, with respect to the property located at 380 Washington Street to June 6, 2018 in the Main Meeting Room, seconded by Murphy, the motion carried 4-0-0 (Zuker, Fitzgerald, Murphy, Lee).

*The Board stated that they would like the presence of the ZEO, David Norton at the next hearing of June 6, 2018, in the Main Meeting Room.

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

The meeting adjourned at 8:00 PM

Accepted 6/6/18