

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JUNE 9, 2021

A meeting of the ZONING BOARD OF APPEALS was held remotely via Zoom on WEDNESDAY, JUNE 9, 2021 AT 7PM. The following members were present on the Zoom Webinar:

John Lee, Susanne Murphy, Bob Fitzgerald, Jane Coffey, Drew Delaney, Patrick Deschenes (Community Development Director); George Pucci (KP Law)

Lee opened the meeting at 7:05 PM

Case No. 05-20, Wall Street Development Corp., Dupee Street (Map 35; Parcel 380-1), Comprehensive Permit:

Lee explained that this case is a closed public hearing, and that the goal of tonight's meeting is for the board to review the revised draft decision of denial, and vote on the decision that is before the board. Mr. Lee reiterated that at the last meeting, the boards vote failed to accept the decision of approval of the comprehensive permit. Mr. Lee stated that even with conditions in place, the board does not feel that this project is suitable to be considered safe for the residents of Walpole, present, and future, if the site was to be built the way it was being proposed. Mr. Lee explained that the current draft decision of denial lists the reasons as to why after a year and a half of work by the applicant and the ZBA, that the board felt that it was still not a project that was going to be safe and livable for the town. Mr. Lee highlighted the important aspects of the decision that outline why it is unsuitable, and asked the board members if they'd like to add anything into the decision, which included Mrs. Murphy's suggestion that the decision include the clarification relating to the four (4) parking spaces for each unit, which includes the garage in those number of parking spaces. Mr. Lee asked Town Counsel if he has any input or recommendations on the draft decision, in which Mr. Pucci stated that the draft decision adequately addresses and incorporates all necessary information, aside from minor type-o's that were resolved. Mr. Pucci recommended that the next step is for the board to make a motion to accept the denial decision as drafted. Murphy motioned to approve the draft decision as drafted with the edits discussed above, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Coffey-aye; Delaney-aye; Fitzgerald-no, the motion carried 4-1-0. Murphy motioned to allow Mr. Fitzgerald to sign the decision on behalf of the board, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Coffey-aye; Delaney-aye, the motion carried 5-0-0.

Minutes: Murphy motioned to accept the minutes as drafted with two minor revisions, seconded by Coffey, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Delaney-aye; Coffey-aye, the motion carried 5-0-0.

Murphy motioned to adjourn, seconded by Coffey, roll call vote: Lee-aye, Fitzgerald-aye, Coffey-aye; Murphy-aye, Delaney-aye, the motion carried 5-0-0.

The meeting adjourned at 7:20 PM

Accepted 6/23/21