

WALPOLE ZONING BOARD OF APPEALS MINUTES OF JULY 14, 2021

A meeting of the ZONING BOARD OF APPEALS was held in the MAIN MEETING ROOM of Town Hall WEDNESDAY, JULY 14, 2021 AT 7PM. The following members were present on the Zoom Webinar:

John Lee (Chair), Susanne Murphy (Vice-chair), Bob Fitzgerald (Clerk), Drew Delaney, Patrick Deschenes (Community Development Director); Amy Kwesell (KP Law); George Pucci (KP Law)

Mr. Lee opened the meeting at 7 P.M.

Case No. 20-24, Radke Associates, LLC, 270 Moose Hill Road, Comprehensive Permit:

Mr. Lee opened the hearing, present was applicant Donald Wright of Radke Assoc., Paul Cusson of Delphic Assoc., and Rob Truax of GLM Engineering Consultants. Mr. Cusson went over the most recent plans submitted that depict the revisions mentioned from the previous hearing, which included the following; hydrant location, septic location, fire truck turn-radii for entering/exiting and cul-de-sac, lamp posts in front of each unit, and a landscape plan. The Applicant also submitted a revised stormwater report that depicts the changes made to the drainage per Tetra Tech's comments in their latest letter dated 6/16/21. The board went through an updated list of waivers that was also recently submitted, and made edits as necessary. With the submissions of the revised plans, updated list of waivers and a revised stormwater report, Mr. Lee suggested that an updated draft decision from Mr. Deschenes and Mr. Pucci be submitted for review for the next hearing. Mr. Cusson and Mr. Wright expressed his desire to close the public hearing since all requested materials have been submitted to the board. At the request of the applicant, Murphy motioned to close the public hearing, seconded by Mr. Delaney, the motion carried 4-0-0. The board unanimously agreed that 7/28/21 at 7PM in the Main Meeting room of Town Hall will be when and where deliberations take place for the Moose Hill Comprehensive Permit Application.

Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation regarding 55 SS LLC, v. Town of Walpole Zoning Board of Appeals, Housing Appeals Committee Docket No. 2021-02, votes may be taken."

Murphy motioned to go into Executive Session with the intention of returning back into open session after, seconded by Mr. Fitzgerald, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Delaney-aye, the motion carried 4-0-0.

Murphy motioned to come out of Executive Session and back into Open Session, seconded by Mr. Fitzgerald, roll call vote: Lee-aye; Murphy-aye; Fitzgerald-aye; Delaney-aye, the motion carried 4-0-0.

Minutes: 4/5/21; 4/7/21; 4/14/21; 5/5/21; 5/19/21; 5/26/21; 6/23/21: Mrs. Murphy motioned to accept the minutes of the above referenced dates with the edits discussed, seconded by Mr. Fitzgerald, the motion carried 4-0-0.

Mrs. Murphy motioned to adjourn, seconded by Mr. Fitzgerald, the motion carried 4-0-0.

The meeting adjourned at 9:00 PM

Accepted 7/21/21