

## WALPOLE ZONING BOARD OF APPEALS MINUTES OF JULY 17, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, JULY 17, 2019 at 7:00 PM in the Main Meeting Room at Walpole Town Hall. The following members were present: Susanne Murphy, Vice Chairman; Bob Fitzgerald, Clerk; Mary Jane Coffey, Member; Rick Merrikin, Member; Drew Delaney, Associate Member.

John Lee: Present at 8:40 PM

7:00 PM Murphy opened the meeting

### **Case No. 06-19, Benchmark Senior Living, LLC., 160, 170 & 180 Main St., Modification, Special Permit or Variance Request:**

Murphy opened the hearing, Attorney Phil Macchi or Macchi & Macchi was present on behalf of the Applicant. Macchi submitted a draft decision to the Board to consider. Murphy opened the hearing up to the public for comment, which there was none. Murphy motioned to close the hearing, seconded by Merrikin, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney). Fitzgerald motioned to grant the Special permit and draft decision as modified with conditions, seconded by Merrikin, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

### **Case No. 11-19, Chafic Maalouf, 137 Lincoln Road, Special Permit Request:**

Murphy opened the hearing, Mike of Hillcrest Builders was present on behalf of the Applicant, and submitted a certified plot plan of the land by Glossa Engineering, dated 5/24/2019 as per the request of the Board at the last hearing. Murphy opened the hearing up to the public for comment, which there was none. Murphy motioned to close the hearing, seconded by Coffey, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney). Merrikin motioned to grant the Special Permit with the condition that the hallway door between the mudroom and the proposed in-law be eliminated and shown on the plan, dated 5/17/19, seconded by Coffey, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

\*Rick Merrikin recused himself of the hearing below\*

### **Case No. 12-19, Dawn Piso, 1 Peach Street, Special Permit Request:**

Murphy opened the hearing, John Chapman, the project engineer was present on behalf of the Applicant. Murphy stated to the Applicant that there was a 4 member Board due to one of our members being absent, and another member recusing himself, the Applicant chose to go forward with the hearing. Chapman explained to the Board that a Special Permit is needed due to the proposed Accessory In-Law Suite being 1,170 sq. ft. where only 1,000 sq. ft. is allowed. Murphy noted that the plans presented at the public hearing showed more egresses than what is allowed. Murphy read Board comments, specifically from the Town Engineer. Murphy opened the hearing up to the public for comment, which included the following;

- Robert O'Leary of Washington St: traffic question

With more information needed and the excess number of egresses, Murphy motioned to continue the hearing at the Applicants request to 8/21/19 at 7PM in the Main Meeting Room, seconded by Coffey, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

\*Rick Merrikin returned to the meeting\*

**Case No. 13-19, John Meleo, 7 Burrill Street. Special Permit and/or Variance Request:**

Murphy opened the hearing, Attorney Michael Podolski was present on behalf of the Applicant, and provided the Board with an outline of the proposed project and the property history. Podolski explained to the Board that the Applicant is seeking a Special Permit to enlarge the entire footprint and construct a new residential dwelling with approx. 1700 sq. ft. of living area, where there is currently 536 sq. ft. of living area. The Applicant is also seeking a Variance for the proposed new residential dwelling to be have a setback to the left rear corner of 11.6 ft, where 30 ft. setback is required. It was stated that the need to rebuild is due to an electrical fire that was in the house previously, that caused severe damage, and the Applicant's would like to rebuild and live in the proposed residential dwelling. Murphy read Board comments, and then opened up the hearing to the public for comment which included the following;

- Robert O'Leary of Washington St: ZBL Section 6 commentary
- Gerald Blair of 46 Heritage Dr.: in support of the project
- Minas Teloniatis of 315 Main St.: in favor of re-building on the property, however are opposed to the proposed building being located so close to their property; safety issues; water table
- Karen Frizzell of 293 Main St.: concerns over proposed building being considerably larger than existing building

Fitzgerald motioned to continue the hearing at the Applicants request to 8/21/19 at 7 PM in the Main Meeting Room, seconded by Coffey, the motion carried 5-0-0 (Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

**Minutes:** Coffey motioned to accept the minutes of 6/19/19, seconded by Murphy, the motion carried 6-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

Coffey made a motion to adjourn, seconded by Murphy, the motion carried 6-0-0 (Lee, Murphy, Coffey, Fitzgerald, Merrikin, Delaney)

**The meeting adjourned at 9:00 PM**