

WALPOLE ZONING BOARD OF APPEALS MINUTES OF AUGUST 21, 2019

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, AUGUST 21, 2019 at 7:00 PM in the Main Meeting Room at Walpole Town Hall. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chairman; Bob Fitzgerald, Clerk; Mary Jane Coffey, Member; Rick Merrikin, Member; Drew Delaney, Associate Member.

7:00 PM Lee opened the meeting

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

Lee opened the hearing and read board comments. Attorney Michael Podolski was present on behalf of the Applicant, and reiterated what took place at the last hearing. Podolski submitted revised plans at the hearing, and therefore the Board, various other departments and the abutters did not have time to review them in advance. With the proposed building to be approx. 2,000 sq.ft. compared to the existing building of 550 sq.ft., Lee suggested that the abutters and various other departments have a chance to look over the newly revised plans. Lee opened the hearing up to the public which included the following;

- Dave Frizzell of 293 Main St.: opposed to the size of the proposed house, feels like it is too large for a second house on the property, as well as a detriment to the neighborhood.

- Minas Teloniatis & Evanthia Gounalakis of 315 Main St.: would like to review the revised plans before the Board makes a decision.

Murphy made a motion to continue the hearing to 9/18/19 at 7 Pm in the Main Meeting Room, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin)

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

Rick Merrikin recused himself of this hearing

Lee opened the hearing and read board comments. Architect John Chapman was present on behalf of the Applicant, and explained to the Board that the Applicant went before the Historical Commission and got the OK for the project, as well as speaking with the Building Commissioner. Murphy suggested that since only two curb-cuts are permitted, and this proposed project has three, that one of them be eliminated. Lee opened the hearing up to the public for comment, which included the following;

- O'Leary of 776 Washington Street: concerns over possible change in traffic due to AQV being built down the road.

With concern regarding the third curb cut, Murphy made a motion to continue the hearing to 9/4/19 at 7 PM in the Main Meeting Room, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Delaney)

Case No. 14-19, Laura Garrigan, 149 Production Rd., Special Permit Request:

Lee opened the hearing and read board comments. John Desangro (building owner) was present, along with the Applicant herself. John explained to the Board that the special permit the applicant is seeking is to have the use of the building as a commercial kennel. It was clarified that the building is on Town sewer & water, and that plans have been submitted earlier in the day to the fire dept. Laura Garrigan explained that the proposed commercial kennel/ doggy day-care will be called "Little Big Paws", and does not intent to keep dogs overnight in the building overnight. There were no specific concerns from the board, and there was no public comment. Coffey made a motion to close the hearing, seconded by Murphy, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin). Murphy made a motion to grant the

special permit with conditions mentioned, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin)

Case No. 15-19, Andrew Segal, 145 Production Rd., Special Permit Request:

Lee opened the hearing and read board comments. Applicant Andrew Segal was present and explained to the Board that he is seeking a special permit for motorcycle repair within the building. It was clarified that the building is on Town sewer and water, and plans have already been submitted to the fire department regarding their comments. Segal stated that he will most likely be the only employee, with hours of operation during the evening and weekends, with three stalls for repair. Since the business will be small in nature, the amount of chemicals, and other items necessary for motorcycle repair would not be enough to alarm the Board of Health regarding their comments. The Board had no specific concerns and there was no public input. Murphy made a motion to close the hearing, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin). Murphy made a motion to grant the special permit with conditions mentioned, seconded by Merrikin, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin)

Case No. 16-19, Christopher Ogilvie, 4 Cranberry Lane, Special Permit Request:

Lee opened the hearing and read board comments. Applicant Christopher Ogilvie was present and explained to the Board that he and his wife purchased the property in February 2019 and at the time was not aware that the building lacked all the necessary permits regarding the basement. The Board stated that a set of architectural plans with dimensions that show the current issues and how they are going to be resolved is needed for the proposed inlaw, including plans showing parking, etc. With more information needed to be shown on the plans, Murphy made a motion on behalf of the Applicant to continue the hearing to 10/16/19 at 7PM in the Main Meeting Room, seconded by Coffey, the motion carried 5-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin).

Minutes:

Murphy made a motion to accept the minutes of 7/17/19, seconded by Coffey, the motion carried 6-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

Murphy made a motion to accept the minutes of 7/24/19, seconded by Coffey, the motion carried 6-0-0 (Lee, Murphy, Fitzgerald, Coffey, Merrikin, Delaney)

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

The meeting adjourned at 9:00 PM