

WALPOLE ZONING BOARD OF APPEALS MINUTES OF SEPTEMBER 19, 2018

A meeting of the Walpole Zoning Board of Appeals was held on Wednesday, September 19, 2018 at 7:00 PM in the main meeting room. The following members were present: John Lee, Chairman; Susanne Murphy, Vice Chair; Robert Fitzgerald, Clerk; Craig Hiltz, Member

Absent: Mary Jane Coffey, Member

7:03 PM Lee opened the meeting

Case No. 05-18, Supa Cars, LLC., 1900 Main Street, Amendment to a Special Permit & Special Permit Request:

Lee read a letter from the Applicant, dated 9/19/18 requesting a continuance of the hearing to October 17, 2018. The ZBA members discussed closing the hearing because additional information requested by the ZBA at previous meeting has not been provided, the applicant is not in compliance with the Board of Health and Conservation Commission. This hearing started in April 2018 and has been continued numerous times. This is not a timely process for members of the public who might want to comment on this Special Permit. Murphy made a motion to accept the Applicants request to continue to October 17, 2018 at 7:00 PM in the Main Meeting Room, seconded by Fitzgerald, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Hiltz).

Case No. 19-18, Kevin Coffey, 19 Maude Terrace, Variance Request:

Lee opened the hearing, Applicant Kevin Coffey was present and explained to the Board that he is seeking a Variance under Section 6-B.1 of the ZBL to allow the construction of a three season porch with a 27.3 ft. rear setback where 30 feet is required. Lee read comments from various departments which included comments from the Town Engineer. The Applicant explained that the size of the three season porch will be 12 ft. x 12 ft., and constructing it any smaller would be too small and non-beneficial. The Applicant stated the reasons the Variance is needed, and why the construction of the three season porch cannot be redesigned, which included the following; the existing kitchen window cannot be moved, along with making sure the garage roof that is going in the downward direction will be cleared, and that the lot is pie shaped which creates difficulties with any other re-position of the proposed porch. It was stated that there is Variance already on the property for the garage that was constructed in 2012, which includes more relief than what the Applicant is seeking for the three season porch. Lee opened the hearing up to the public for comment, which included Ms. Smith of Maude Terrance who stated that she supported the project. Murphy made a motion to close the hearing, seconded by Hiltz, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Hiltz). Murphy made a motion to grant the Variance under Section 6-B.1 of the ZBL to allow the construction of a three season porch with a setback of 27.3 ft. where 30 feet is needed, and with standard conditions in place, including the condition that the Applicant shall connect the downspouts to the three season porch into the dry-well system, seconded by Fitzgerald, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Hiltz).

Minutes:

7/25/18: Murphy made a motion to accept the minutes with the edits discussed, seconded by Fitzgerald, the motion carried 3-0-1 (Murphy, Fitzgerald, Hiltz in favor; Lee abstained).

9/5/18: Murphy made a motion to accept the minutes, seconded by Fitzgerald, the motion carried 4-0-0 (Lee, Murphy, Fitzgerald, Hiltz).

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

The meeting adjourned at 7:35 PM

Accepted 10/17/18