



**SPECIAL TOWN MEETING WARRANT**  
**TOWN OF WALPOLE**  
**COMMONWEALTH OF MASSACHUSETTS**  
**DRAFT WARRANT**

Norfolk, ss.

To any constable in the Town of Walpole

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of the Town of Walpole, qualified to vote in elections in town affairs, to meet in the Auditorium of the **JOHNSON MIDDLE SCHOOL** in said Walpole on the

**SECOND MONDAY IN MARCH, IT BEING THE  
TENTH DAY OF SAID MONTH, 2008**

at 7:30 p.m. then and there to see if the Town will vote to amend the By-laws and Zoning By-laws to said Town and act on the on the following articles

**ARTICLE 1:** To see if the Town will vote to amend the Zoning Bylaw, as last amended on October 16, 2006, by striking same in its entirety and adopting a completely revised zoning bylaw, dated February 19, 2008, which revised zoning bylaw is herein incorporated by reference and a copy of which is available for inspection and copying in the Town Clerk's Office, the Planning Board Office, and the Walpole Public Library, during regular business hours, and for reviewing on the Town's official web site. Or to take any other action relative thereto. (Petition of the Planning Board)

**ARTICLE 2:** To see if the Town will vote to further amend Section 5-B, of the Zoning Bylaw as previously adopted by the March 10, 2008 Special Town Meeting, amending the Schedule of Use Regulations thereof as follows:

By deleting in **5. WHOLESALE, INDUSTRIAL;** Table 5-B.1 Use Table, adopted in the revised Zoning Bylaw, the following uses in their entirety, including their notations under the various Zoning Districts and Parking Code and insert in their place in the Schedule of Uses or Use Table the words "Reserved for Future Use":

- e. Coal elevator or gas storage tank, other than as an accessory use.
- f. Plant for bulk storage of petroleum or petroleum products, natural gas, and/or propane, provided however, that none of the aforementioned products shall exceed 50,000 gallons of storage capacity (measured by the volume of water that could be stored in the tanks).
- h. Plant for bulk processing of wood or lumber (such as a sawmill planing mill, or wood preserving plant).
- v. Any other lawful industrial or wholesale business, service, storage or light manufacturing use.

Or to take any other action relative thereto. (Petition of the Planning Board)

**ARTICLE 3:** To see if the Town will vote to amend the Walpole Zoning By-Laws by deleting from Section 3-B the heading of the Schedule of Use Regulations as follows:

*Where an activity might be classified under more than one of the following uses, the more specific classification shall govern, if equally specific, the more restrictive shall govern. Uses not classifiable under any category listed for the applicable district are prohibited except that a use listed nowhere in Section 3-B may be allowed by Special permit if the Board of appeals determines that it closely resembles in its neighborhood impact a use allowed or allowed on Special permit in that district.*

And replace it with the following:

Where an activity might be classified under more than one of the following uses, the more specific classification shall govern, and, if equally specific, the more restrictive classification shall govern. Uses not classifiable under any category listed for applicable district are prohibited unless provisions for said uses are expressly provided for elsewhere in the Zoning Bylaws.

and further to delete the table shown as subsection 5 “Wholesale, Industrial” and inserting in its place a new subsection 5 “Wholesale, Industrial” table as follows:

| (5) Wholesale, Industrial  | RA | RB | GR | R | PRSC | B | CBD | HB  | LM  | IND |
|--|----|----|----|---|------|---|-----|-----|-----|-----|
| a. Wholesale office or showroom with storage limited to floor samples only   | X  | X  | X  | X | X    | A | A   | A   | A   | A   |
| b. Truck terminal or motor freight station   | X  | X  | X  | X | X    | X | X   | X   | SP1 | SP1 |
| c. Warehouse for the covered storage of materials, supplies, equipment, and manufactured products, whether or not produced on the premises   | X  | X  | X  | X | X    | X | X   | A   | A   | A   |
| d. Open or outside storage of materials, supplies, equipment and manufactured products in a storage yard completely screened from view at normal eye level from any street or any premises   | X  | X  | X  | X | X    | X | X   | A   | A   | A   |
| e. Coal elevator or gas storage tank, other than as an accessory use   | X  | X  | X  | X | X    | X | X   | X   | X   | X   |
| f. Plant for bulk storage of petroleum or petroleum products, natural gas, end or propane, provided however, that none of the aforementioned products shall exceed 50,000 gallons of storage capacity (measured by the volume of water that could be stored in the tanks). | X  | X  | X  | X | X    | X | X   | X   | X   | X   |
| g. Establishment for the repair or storage of boats, trailers, trucks, farm implements or machinery  | X  | X  | X  | X | X    | X | X   | SP1 | SP1 | A   |
| h. Plant for bulk processing of wood or lumber (such as a sawmill planing mill, or wood preserving plant)  | X  | X  | X  | X | X    | X | X   | X   | X   | X   |
| j. Shop of a builder, carpenter, cabinetmaker, caterer, electrician, painter, paperhanger, plumber, sign painter or upholsterer with more than five thousand (5,000) square feet of floor area per establishment used for work or storage                                  | X  | X  | X  | X | X    | X | SP2 | A   | A   | A   |
| k. Printing or publishing establishment with more than five thousand (5,000) square feet of gross floor area per establishment used for work or storage  | X  | X  | X  | X | X    | X | X   | A   | A   | A   |
| l. Power laundry, dry cleaning or dyeing works, carpet or rug cleaning plant   | X  | X  | X  | X | X    | X | X   | SP1 | SP1 | A   |
| m. Research, experimental or testing laboratory other than as an accessory to a permitted use  |    |    |    |   |      |   |     |     |     |     |

|  |   |   |   |   |   |     |     |     |     |     |
|--|---|---|---|---|---|-----|-----|-----|-----|-----|
|  | X | X | X | X | X | X   | SP1 | A   | SP1 | A   |
| n. Bakeries, Wholesale   | X | X | X | X | X | SP3 | SP3 | A   | A   | A   |
| o. Plant for bottling or packaging but not including meat and fish products  | X | X | X | X | X | X   | X   | A   | A   | A   |
| p. Plant for manufacturing of alcoholic beverages, heavy machinery (such as agricultural, construction, mining or railroad machinery), metal foundry products, or stone products (such as abrasives, monuments)  | X | X | X | X | X | X   | X   | A   | A   | A   |
| q. Plant for light metal or plastic fabrication or finishing, but not Including heavy punch presses or drop hammers  | X | X | X | X | X | X   | X   | A   | A   | A   |
| r. Plant for manufacturing of electrical or electronic devices, appliances, apparatus, or supplies   | X | X | X | X | X | X   | X   | A   | A   | A   |
| s. Plant for manufacturing of medical, dental or drafting instruments or equipment optical goods, watches or other precision instruments or equipment  | X | X | X | X | X | X   | X   | A   | A   | A   |
| t. Plant for manufacturing advertising displays, awnings or shades, beverages (nonalcoholic), brushes, books, candy clothing or other textile products, jewelry, ice, leather goods, textiles, toys or wood, paper, or glass products  | X | X | X | X | X | X   | X   | A   | A   | A   |
| u. Quarry, sand or gravel pit, or other commercial operations for the extraction and/or processing of earth products (including the processing of materials imported from other premises) provided that the operation does not require the transportation of materials over particular public streets on which undue congestion or hazards will be created, or on which undue injury to the roadway surfaces will be sustained. In authorizing a special permit, the board of appeals may impose conditions related to any or all of those specified in Section 3. | X | X | X | X | X | X   | X   | X   | X   | A   |
| v. Accessory use incidental to a permitted main use  | X | X | X | X | X | SP1 | SP1 | A   | A   | A   |
| w. Reserved For Future Use   |   |   |   |   |   |     |     |     |     |     |
| x. Dwelling, provided that such dwelling is accessory to a permitted main use such as the dwelling of a caretaker, watchman, or operator of a business or manufacturing establishment on the same premises, and subject to the condition that such dwelling conforms to the regulations of this bylaw which would apply if it were located in a GR district  | X | X | X | X | X | X   | X   | SP1 | SP1 | SP1 |

Or take any action in relation thereto. (Petition of the Board of Selectmen)

And you are hereby directed to serve this warrant by posting attested copies thereof in at least two public places in each precinct in said Town not less than fourteen days before the day appointed for said meeting.

Hereof fail not make due return of this warrant with your doings thereon to the Town Clerk before the day set for said meeting.

Given under our hands and the seal of the Town this \_\_\_\_\_ day of \_\_\_\_\_ in the year Two Thousand and Eight.

BOARD OF SELECTMEN

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2/15/2008(updates from Planning)