

The November 9, 2011 meeting of the Walpole Zoning Board of Appeals was held in the Main Meeting Room of Town Hall.

Chairman Susanne Murphy called the meeting to order at 7:00 P.M. with the following members present:

Susanne Murphy, Chairman
James M. Stanton, Vice Chairman (not present)
Daniel J. Cunningham, Jr., Clerk
Ted C. Case, Member
James S. DeCelle, Member

Matthew Zuker, Associate member

7:00 p.m. – Kilani Bros., Inc. – Case #20-11 (cont'd from 10/26/11) (Murphy, Cunningham, Case, DeCelle, Zuker)

Ms. Murphy read the public hearing notice for **KILANI BROS., INC., Case #20-11**, with respect to property located at 215 Main St., Walpole and shown on the Assessors Map as Lot No. 19-61, Business Zone.

The application is for:

A Special Permit under Section 5.B.4.e of the Zoning Bylaws to allow sales up to six (6) cars, all used vehicles, in a sales room/office to conduct business.

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, to amend the application to read “A Special Permit under Section 5.B.4.3 of the Zoning Bylaws to allow sales up to six (6) cars, all used vehicles, and a sales room/office to conduct business.”

The vote was **5-0-0 in favor.**

Mr. Kilani submitted a plan showing a gas trap located within the building.

Mr. DeCelle pointed out that a plan needs to be made showing gas traps in the area proposed for the storage of the vehicles for sale. If no traps exist, then the applicant needs to hire someone to design and install gas traps in order for the Board to approve the request for the sale of used vehicles.

Mr. Case pointed out that it is possible that the existing manhole may be part of such a system and should be checked out.

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, to continue the hearing to December 14, 2011 at 6:50 p.m.

The vote was **5-0-0 in favor.**

DISCUSSION:

Set 2012 Meeting Agenda Dates

The Board set the initial agenda for 2012 as follows:

January 11 and 25, 2012

February 8, 2012 (School Vacation) (Matt away 2/28-3/3)

March 7 and 21, 2012

April 11 and 25, 2012

May 9 and 23, 2012 (SPTM 5/7, 9, 14)

June 13, 2012

July 18, 2012

August 15, 2012

September 12 and 26, 2012

October 10 and 24, 2012 (FTM 10/15, 17)

November 14 or 28, 2012

December 12, 2012

Performance Evaluation

The secretary's performance evaluation was submitted to be completed by the Chairman.

There being no further business, the meeting was closed at 8:00 p.m.

Daniel J. Cunningham, Jr.
Clerk

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Minutes were approved on December 15, 2011.