



Town of Walpole
Commonwealth of Massachusetts
Building Department

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Michael Yanovitch
Building Commissioner

September 16, 2019

Greetings,

We have been asked to review the stadium parking situation in Walpole. We are providing, for your review, the Town's regulations pertaining to outdoor parking lots. It has come to our attention a number of properties in the South Walpole area appear to be running parking lots for stadium events.

M.G.L. 148 § 56.

"In any city or town which accepts the provisions of this section, no person shall engage in the business of conducting or maintaining an open-air parking space without a license therefor granted."

Town of Walpole Zoning By-Law

Use 5B.4.w *Automobile parking lots for which a fee is charged and those parking lots not covered by 5B.4.x.*

Parking under this use is only allowed by special permit in the Central Business and Industrial District and is allowed by right in Business, Highway Business, and Limited Manufacturing Districts.

Use 5B.4.x *Automobile parking area for which no fee is charged, provided that such area is located on a lot in in immediate proximity to a non-residential district*

Parking under this use is allowed by Special Permit in the General Residence and Industrial Districts. The use is allowed by right in the Business, Central Business, Highway Business, and Limited Manufacturing Districts. By right parking lots are still subject to Licensing through the Board of Selectmen.

We fully understand some desire to have their parking and others in the neighborhood do not want it. The Town of Walpole Zoning By-Law does not allow parking lots in residential districts. Much of South Walpole is located in the Residential A or Residential B District. Parking lots allowed in other districts, as noted above, are subject to special permit conditions and/or licensing. The Board of Selectmen are the licensing authority and we do not currently have a license on file for any property in the general area. In the past residents have complained about traffic, littering, and vandalism. Actively flagging people into parking lots and the parking of vehicles for stadium events is not compatible with a residential neighborhood. Please be advised continued use of property as a parking lot without the proper licenses or permits will result in a cease and desist as well as the possibility of fines as prescribed in the Town of Walpole Zoning By-Law and the Open Air Parking Lot Regulations. Those with valid issued licenses need to have it displayed.

Should you have any questions please feel free to contact us

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