

The September 18, 2013 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  
Daniel J. Cunningham, Jr., Clerk  
Ted C. Case, Member (not present)  
James S. DeCelle, Member (not present)  
Matthew Zuker, Associate Member

**7:00 p.m. – John Santos – Case #12-13 (cont'd from 8/14/13) (Murphy, Stanton, Cunningham, Zuker)**

Melissa Magnuson, Business Assistant, presented the Board with additional pictures and information.

John Santos, read an introduction informing the Board of his proposed business and the work he has done to date on the property. Mr. Santos submitted a Business Plan and a copy of his lease to buy agreement. He is working closely with Capt. Cavalo of DEP. He has contacted a number of LSPs and will proceed with hiring one when he finds the one that is proper for this property. He intends to buy and sell second hand used cars and do repairs. He does not intend to store any waste oil or fuel. He has purchased the pallet containment unit, has stripped the asphalt for repaving, but Conservation Commission issues have to be addressed prior to laying down the asphalt. He has a meeting Monday with the Sewer and Water Commission and has a meeting with the Conservation Commission September 25. Mr. Santos asked the Board to allow him to go forward.

Mr. Cunningham requested dimensions of the building and bays within the building, and set backs to be shown on the plan. The Board also wanted to see the location or proposed location of the gas traps, as required in Section 5.B.4.e of the Zoning Bylaws.

Mr. Santos said he was willing to put gas traps in if it is required. He asked for a 30 day continuance in order to put in gas traps and update the plan.

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, to continue the hearing to October 9, 2013 at 7:00 p.m.

The vote was **4-0-0 in favor.** (Murphy, Stanton, Cunningham, Zuker voting)

There being no further business, the meeting adjourned at 8:30 p.m.

Daniel J. Cunningham, Jr.  
Clerk

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Minutes were approved on October 23, 2013.