

The April 11, 2012 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. – Timothy and Theresa Duffy – Case #03-12**

Ms. Murphy recused herself from this case.

A motion was made by Mr. Case, Acting Chairman, seconded by Mr. DeCelle, to continue the hearing to May 9, 2012 at 7:00 p.m. (Mr. Stanton is not present and Ms. Murphy is recused leaving a 4-man board)

The vote was **3-0-0 in favor.** (Case, Cunningham, Zuker voting)

**8:00 p.m. – Southridge Farm – Case #08-12**

Ms. Murphy read the public hearing notice for **SOUTHRIDGE FARM, LLC, Case #08-12**, with respect to property located at 400 South St., Walpole and shown on the Assessors Map as Lot No. 40-325-3, 41-71-1, 47-71-2, 40-325-1; Industrial Zone.

The application is for:

A Special Permit under Section 5.B.4.A of the Zoning Bylaws to allow Business: Retail Sales and Services less than 10,000 square feet.

Rob Truax, GLM Engineering, represented the applicant P. J. Hayes and explained Mr. Hayes wishes to eliminate the entrance on South St. and abandon the existing street; eventually construct a sales office building; in the meantime proposed to double up two trailers for that office space. The business will be primarily outdoor sales, i.e., mulch, stone, loam, nursery products. Some of the products would be stored in concrete block bins in the rear, some of which would be covered, fertilizer would be in bags. Storage would be in the garages in the back of the lot. They have seen the letter from the Town Engineer and will work on drainage plans to improve the issue on South St., and have meetings scheduled with the Planning Board for the site plan on May 3 and with the Conservation Commission on April 23 regarding the wetlands across the street. Fencing would be installed around the area and gated.

The Board requested a guard rail be installed at the top of the stone wall in the rear and it be shown on the plan, structural engineering to be shown on the plan for the block wall bins, and the location of the trailers to be shown on the plan and architectural drawings of the proposed trailers. The Board also requested the secretary to get comments from the Building Inspector.

Ms. Murphy read the comments from the Sewer and Water Commission dated March 13, 2012; Board of Health dated March 14, 2012; Michael Laracy, Deputy Fire Chief dated April 18, 2012; and Town Engineer dated March 20, 2012.

Ms. Murphy asked for comments from the public; there being none:

A motion was made by Ms. Murphy, seconded by Mr. Cunningham, to continue the hearing to May 9, 2012 at 7:30 p.m.

The vote was **5-0-0 in favor.** (Murphy, Cunningham, Case, DeCelle, Zuker voting)

### **MINUTES**

A motion was made by Ms. Murphy, seconded by Mr. Zuker, to accept the minutes of January 11, 2012, February 8, 2012 and March 7, 2012 as written.

There being no further business, the meeting was closed at 9:00 p.m.

Daniel J. Cunningham, Jr.  
Clerk

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Minutes were approved on June 13, 2012.