

**Town of Walpole
Commonwealth of Massachusetts**

Planning Board

John Conroy, Chairman
Nancy Mackenzie, Vice Chairman
Edward C. Forsberg, Clerk
Robert Hirshom
Elizabeth Nashawaty



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Donald T. Johnson, AICP
Town Planner

TO: Board of Selectmen
FROM: Planning Board
DATE: February 12, 2008
RE: Special Town Meeting
Spring 2008

John Conroy

RECEIVED
09 FEB 12 AM 10:13
BOARD OF SELECTMEN
WALPOLE, MASS.

The Planning Board is requesting that the Board of Selectmen vote at their February 12, 2008 meeting to keep the Special Town Meeting Warrant open until after February 15, 2008.

In addition, the Planning Board strongly feels the zoning articles should not be combined as suggested by the Finance Committee in a memo dated February 7, 2008, copy attached, but in fact remain as two separate articles for the following reasons:

- a) The zoning rewrite is a three-step process and we have invested \$60,000 from the Kendall Fund for the purpose of researching and preparing Article 1, which constitutes Phase 1 of 3; and,
- b) The town meeting members deserve the opportunity to decide on each article separately.

Therefore, the Planning Board would appreciate a favorable vote from the Board of Selectmen to keep the two zoning articles separate on both the warrant and town meeting floor.

If possible, we would appreciate a response to this request prior to our February 14th meeting.

Thank you.

NM/k:08-37

✓ Attachment



Rec'd
2-7-08

FINANCE COMMITTEE

February 7, 2008

TO: Jack Conroy, Planning Board Chairman

On behalf of the Finance Committee, I would like to thank the Planning Board and the other members of the team that you assembled to work on revising the Town's Zoning Bylaw. While the Finance Committee has not completed its review of all of the changes that you are proposing in the revised Bylaw, we appreciate the tremendous amount of time and effort that went into the development of this document and believe that it represents a significant improvement over the hodgepodge that we have now.

That being said, the Finance Committee remains concerned that those efforts may possibly go for naught on March 10 if the Planning Board continues to adhere to the plan that you laid out when you met with the Committee on January 24th. As you have heard, there is significant opposition in the community and on the Finance Committee to the paragraph that is proposed by the Planning Board in your "Article B" be added to the revised Zoning Bylaw at the end of the first paragraph of Section 5.B and before Table 5-B.1 Use Table. There also appears to be reluctance within the Committee to the prospect of approving the revised Zoning Bylaw "as is" without *at the same time* deleting in §5 of the Use Table the following:

- 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); and
- v. Any other lawful industrial or wholesale business, service, storage or light manufacturing use.

For those reasons, and on the assumption that the Planning Board is itself in favor of deleting the above referenced uses, the Finance Committee voted unanimously on January 31 to request the Planning Board to eliminate them in the revised Zoning Bylaw to be presented to

Town Meeting as your "Article A." The Finance Committee recognizes that you may wish to have a second article incorporating the paragraph currently proposed for Article B. That, of course, is your prerogative in which event it will be up to Town Meeting to decide whether it wants to amend the revised Zoning Bylaw in that fashion. If, however, the Planning Board votes to present the revised Zoning Bylaw as Article A with the aforementioned uses contained therein, I have been instructed by the Finance Committee to tell you that we will recommend to Town Meeting, whether by substitute motion or otherwise, that Article A be amended to delete uses e., f., h, and v. of Section 5 of the Use Table.

I hope the Planning Board will agree, on its own, to this minor change in procedure that the Finance Committee is recommending. As I said previously, the Finance Committee believes that it would be a shameful waste of everyone's time if Town Meeting did not have the opportunity to vote on a revised Zoning Bylaw which incorporates the portion of your proposed Article B that is apparently not controversial even among the Planning Board.

Very truly yours,



Thomas P. Jalkut
Finance Committee Chairman

cc: Finance Committee Members
Board of Selectmen
Michael Boynton, Town Administrator
Don Johnson, Town Planner