

**TOWN OF WALPOLE  
PUBLIC HEARING RE: DISCRETIONARY PRESERVATION EASEMENT  
and MEETING of the SELECTBOARD  
AUGUST 12, 2021**

Selectboard Present: Steven Dalessio, Peggy Pschirrer

**CALL TO ORDER:** Mr. Dalessio called the public hearing to order at 6:05 p.m. in the Walpole Town Hall. This meeting was being recorded. Attending this meeting was Mrs. Sarah Downing, Manager of Administration. Members of the community present were Bonnie Caserta and Chris Caserta.

**PUBLIC HEARING RE: DISCRETIONARY PRESERVATION EASEMENT:** Mrs. Pschirrer began the discussion by asking the Casertas if they have applied differently for this easement than they did 11 years ago. The easement application in the past was for three structures, now it is for only two. Mrs. Caserta responded that 11 years ago there were three structures; a shed has since come down. Mr. Dalessio stated that an easement was approved for only one barn with a silo at that time. Currently Casertas are applying for easements for two barns. Mrs. Caserta explained that both are of historical significance; in fact, the lower barn was used in filming a segment of Sesame Street.

Mr. Caserta stated they are committed to maintaining both barns and cited examples of work, such as replacing slate roofing, that they have done. Mrs. Caserta stated they have a retail store in the lower barn, but they did not include that in the application.

Mr. Dalessio asked if there was any non-farm income derived from the use of the barns. For example, did they use either as an event venue? Mr. Caserta explained that, in the event of rain on a day that a wedding is scheduled at the farm, they would hold the ceremony inside.

Mrs. Pschirrer moved to approve the Discretionary Preservation Easement Application for Map and Lot #005-001-000 for two barns and silos. Seconded by Mr. Dalessio. With Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

Mr. Dalessio moved that the town assess at 50%. Mrs. Pschirrer seconded. With Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

Mrs. Pschirrer explained that the Casertas will need to draw up a new easement. Mrs. Downing explained that the petitioner draws up the deed then presents it to the Selectboard for review. It should then be recorded in the land records at the Casertas' expense.

The public hearing was closed at 6:15 p.m.

The regular Selectboard meeting began at 6:16 p.m.

Selectboard Present: Steven Dalessio and Peggy Pschirrer. Attending this meeting was Mrs. Sarah Downing, Manager of Administration.

**PAYROLL:**

Mrs. Pschirrer moved to approve the Payroll Register totaling \$34,200.41 dated 8/13/21 and the Payroll Tax Transfer of \$6,617.90. Seconded by Mr. Dalessio. With Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Mrs. Pschirrer noted that there is no Accounts Payable this week so next week's will be larger.

**SELECTBOARD MEETING MINUTES:**

Mrs. Pschirrer made a motion to approve the Selectboard Minutes of August 5, 2021. Seconded by Mr. Dalessio. With Mr. Dalessio and Mrs. Pschirrer in favor, the motion passed.

Mrs. Pschirrer moved to approve the Non-Public Session Selectboard Minutes of August 5, 2021 and that they remain sealed. Seconded by Mr. Dalessio. With Mrs. Pschirrer and Mr. Dalessio voting in favor, the motion passed.

**COMMITTEE REPORTS:**

The Selectboard acknowledged receipt of the reports from the North Walpole Village Commission's Meetings of July 6, 2021, July 13, 2021, July 20, 2021, and July 27, 2021.

**PROPERTY TAX REFUND:**

Mrs. Pschirrer moved to approve a property tax refund for Map and Lot #003-056-000 in the amount of \$17.59. Seconded by Mr. Dalessio. With Mrs. Pschirrer and Mr. Dalessio voting in favor, the motion passed.

**WATER/SEWER ABATEMENT:**

Mrs. Pschirrer moved to approve a water/sewer abatement for Map and Lot #020-040-000 due to a malfunctioning meter. The amount of the abatement is \$8,467.00. Seconded by Mr. Dalessio. With Mrs. Pschirrer and Mr. Dalessio voting in favor, the motion was approved.

Mr. Janius Spivey joins the meeting at 6:20 p.m.

**BUILDING PERMIT:**

Mrs. Pschirrer moved to approve Building Permit 2020-31 RENEWAL for Map and Lot #015-017-000 for a 24'by 28'two-car garage with mudroom. Seconded by Mr. Dalessio. With Mrs. Pschirrer and Mr. Dalessio voting in favor, the motion was approved. Mr. Dalessio disclosed that he is an abutter to this property.

**OLD BUSINESS:**

The Cemetery Deeds for Lots D577, D578, D579 need only be signed; they were approved last week.

**Purchase Order:** Mr. Dalessio moved to approve the purchase order to Dennis Fabis for \$7,450 for renovations in the Town Clerk-Tax Collector's office, to be completed by November 1. Mrs. Pschirrer seconded. With Mrs. Pschirrer and Mr. Dalessio, voting in favor, the purchase order was approved.

Ms. Mayberry joins the meeting at 6:25 PM.

**Road Update:** Mr. Dalessio said the town is repairing what they can every day. The preliminary assessment was completed last Friday, and he will forward that information to Selectboard members.

Mr. Dalessio said that the state has not declared a State of Emergency; therefore, landowners with property damage should apply for an emergency authorization through NH DES before doing any work in wetlands, along streams, brooks, etc. Mr. Dalessio does not recommend taking on projects without the authorization because it could lead to problems downstream.

The Elm Street project will most likely be done in early October. The material chosen for the base of the road was in a gravel pit and was taken by NH DOT, leaving them without any material. Mr. Dalessio said they are now looking for another supplier.

**Emergency Expenditures re: RSA 32:11:** Ms. Mayberry explained that if you believe you are going to expend funds for damages for which you did not budget, you need to agree to appropriate your own unexpended fund balance to cover your expenses. Mr. Dalessio said when Mr. Kreissle comes back, he is going to ask what the impact would be if they were to take \$500,000 from the unassigned fund balance. There is a process to go through to do this, but Mr. Dalessio is concerned about cash flow. Ms. Mayberry stated that when he gets back, they can start that process.

Mr. Janius Spivey leaves the meeting at 6:35 PM.

**E.C. Warmington Visit:** The Executive Councilor will be in Walpole tomorrow at 3 p.m. to visit local businesses and to have a Meet and Greet in Town Hall after the visits.

**Pending Further Action:** Mrs. Pschirrer said that if they want to do anything with Complete Streets and Sidewalks, that grant is due September 24. She asked Ms. Mayberry if she had spoken with JB Mack about whether he would consider it. According to Ms. Mayberry, Mr. Mack said she should take the information and develop a formalized plan for the sidewalks they want to do. Mrs. Pschirrer said she would come up with a list of sidewalks they want to work on. Ms. Mayberry reminded her about the sidewalk map she had sent Mrs. Pschirrer. Ms. Mayberry offered to help Mrs. Pschirrer if she needs it.

#### **NEW BUSINESS:**

**Recreation Revolving Fund Request:** Mrs. Pschirrer moved to approve the request to rent two movies for outside movie nights sponsored by the Recreation Committee. Seconded by Mr. Dalessio. With Mrs. Pschirrer, Mr. Dalessio, and Ms. Mayberry voting in favor, the motion passed.

**Harassment Awareness Training:** Last year, due to Covid, this training was online for supervisors only. It was decided by the Selectboard that this year, all employees will do the training online. Mrs. Downing said it is usually offered in November. She will give employees a completion date. Mrs. Pschirrer asked for a certificate of completion, and Ms. Mayberry asked that Mrs. Downing make sure there is an access plan for all employees. Managers will need to ensure that all employees have the ability to take the training, whether they have personal computers or not.

**Appreciation Meal:** The Selectboard agreed that there should be an Appreciation Meal for employees. It could be a hot lunch in the Town Hall because people can socially distance. Mrs. Downing said it is usually in the Fall on a day of the week when everyone is working. She will talk to local caterers and proceed with the plans.

**ADJOURNMENT:** The Selectboard paused the regular meeting and went into non-public session at 6:49 PM. The non-public session ended, and the meeting was adjourned at 7:34 PM.

Respectfully Submitted,

Jean Kobeski for Regina Borden

  
Cheryl Mayberry, Chair

  
Steven Dalessio

  
Peggy L. Pschirrer

**Note:** These are unapproved minutes. Corrections will be found in the minutes of the August 19, 2021, Selectboard Meeting.