

**TOWN OF WALPOLE  
MEETING OF THE SELECTBOARD  
DECEMBER 23, 2021**

Selectboard Present: Cheryl Mayberry (Chair); Steven Dalessio; Peggy L. Pschirrer

**CALL TO ORDER:** Ms. Mayberry, Chair of the Walpole Selectboard, called this meeting via Zoom to order at 6:30 PM. The Selectboard members are in three separate locations. Also attending this meeting is Mrs. Sarah Downing, Manager of Administration, at the Walpole Town Hall and Mrs. Regina Borden, Recording Secretary, at a separate location. This meeting was being recorded. There were three members of the public in attendance: Mrs. Jan Galloway-Leclerc and Mrs. Myra Mansouri, from the Zoning Board of Adjustment, and Mrs. Amanda Raney.

Ms. Mayberry called for a voice roll call of the Selectboard present: Steven Dalessio was present at his home; Peggy Pschirrer was present at her home and Cheryl Mayberry was present at her home.

**PUBLIC BUSINESS:**

**Home Away From Home Day Care Parking and Dumpster Complaint:** Mrs. Amanda Raney lives at 16 Maplewood Circle, Walpole. She attended the Zoning Board meeting on December 15<sup>th</sup>, 2021, and has a lot of issues she would like to address about the Day Care at 11 Maplewood Circle, Walpole. It affects her family each day. She has a small berm at the end of her driveway; it gets difficult when you have to back up to clear some cars parked on the edge of her driveway on the road. She either has to back in each night or maneuver multiple times to back out of her driveway so she does not hit one of those cars. Recently they had a couple of UPS drivers drive on their lawn as not everybody can make it through. It is getting crazy and is a nuisance. The noise has also picked up a lot at that property. Ms. Plante has picked up a lot more kids than she had in 2008. Mrs. Raney has a copy of the 2008 Minutes. A lot of things that were said and agreed upon to open the day care. They are not what it is now. They have a field they could park in; she does not know why they do not park there. It would just be easier for everybody that lives on the circle, especially at pick-up and drop-off times. Sometimes she has to wait for people picking up their kids to exit the driveway. She gets out of work at 5:00 PM, picks up her kids and gets home by 5:20 PM; at times has to wait to get into her driveway. Mrs. Raney knows that Ms. Plante thinks there is a personal issue between the two of them because she had previously asked about day care. There were no hard feelings because Mrs. Raney knows there is a waiting list for day care. She was trying to get closer to her home. Mrs. Raney has an issue with the parking, the traffic flow, the noise and the trash. Numerous times the trash was not picked-up for two months. Mrs. Raney called Dr. Chuck Shaw who met with Ms. Plante. He stated the trash needs to be picked-up more frequently. It is horrendous during the summer. She has three kids under seven that she worries about with COVID. In 2014 when her little boy was two, he was playing in their driveway; Mrs. Raney was gardening when one of the parents almost hit her little boy when he was backing up. She talked to Ms. Plante then about not using her driveway as a turn-around. All Ms. Plante said was that he stated he had not been told that he could not park across from her driveway. That is when Mrs. Rayne began having issues with Ms. Plante and the day care. Mrs. Raney has asked Ms. Plante several times to please not park right across the road from her driveway. She worries when the plows come down the road in the winter; there are snowbanks and blind spots. Kids do not always stay with their parents as they do run around the cars, etc. In the ZBA meeting minutes of 2008, Ms. Plante was going to have parking inside the gate, but they do not park inside the gate. It is now a playground area. Behind the house and also the field are play areas. She is extending too much in a residential area. She lives here and some days just wants to come home and relax but the noise is extremely loud. Mrs. Raney bought her house in 2013, she never noticed any issues until they did not see eye-to-eye. She would love for Ms. Plante to have respect for the people who live there as she just wants the neighborhood to be peaceful and nobody fighting. Mrs. Raney does not feel

she can talk to Ms. Plante anymore because it does not get her anywhere. Yesterday she had to go out three times during the day so had to load and unload her kids. Ms. Plante was standing on her porch just laughing about it. Sometimes she does not feel like coming home until she knows they are gone. She feels she is getting pushed out of her house that she made her home. She does not appreciate being filmed. Mrs. Raney has taken pictures because she was asked to take pictures. She does not approve of her kids being on someone else's camera. She does not know what that is about. Therefore, she contacted the Walpole Police Dept. about the issue; she is not comfortable or safe anymore when her husband is not around. She wrote a letter to the Selectboard as she is nervous.

Ms. Mayberry noted the Selectboard appreciate her coming before them to let them know about what is going on in her neighborhood and community. She asked Mrs. Leclerc to talk a little about the 2008 Zoning Board meeting and what is happening now. Does she have any opinions? Mrs. Leclerc's observation is that the business has practically doubled in employees, number of children and the size of the property since Ms. Plante has acquired the lot next door. At the Selectboard meeting, she indicated everything is bigger. When she came to the Zoning Board in 2008, at the State's request, it was for her to be able to have a day care. What she presented then was fine because it conformed to the zoning. Her thought is, because it has more than doubled for a business, perhaps it is time for a Site Plan Review as it is in the commercial district.

Mr. Dalessio agreed with Mrs. Leclerc. When any business significantly changes from what was previously approved, it should come back for an updated site plan. This would be a reasonable request of the Planning Board. If they applied the current standards for commercial activity, parking and trash would come up. Mrs. Leclerc does not believe there was a Site Plan Review in 2008. Mr. Dalessio pointed out that the issue of noise and filming should be addressed between the two parties. They are outside the jurisdiction of the Selectboard. Mrs. Raney did right by contacting the Police Department because if they feel it should be pursued, they will do so. She can also contact her attorney. The bump in her driveway was put there to prevent water from getting into her property. Mrs. Raney said that is correct. The Town had put that in before they bought the property. Mr. Dalessio drove by, and cars were parked in the field. Mrs. Raney advised that some cars have been parking in the field, but some are on the street; she wants it permanent. Mr. Dalessio noted that pick-up and drop-off of the children will be a part of the Site Plan Review. They have 45 kids registered but only 24 go to the day care at any one time. Mrs. Leclerc said in 2008, Ms. Plante felt there would be 27 kids registered but only 15 would be in the day care at any one time. Mrs. Raney said 6-to-7 cars are parked there daily. In the 2008 meeting Minutes, she said 1-to-2 cars a day. Mr. Dalessio explained that any business can grow over time, so the question is if the space is still appropriate for that size business. His recommendation is that they apply to the Planning Board to have a Site Plan Review. Mrs. Pschirrer agreed; she was on the Zoning Board in 2008. Ms. Plante recently indicated to them that she had increased the number of employees and children. There has been a natural growth. The space may not be able to accommodate it all. Mr. Dalessio noted Ms. Plante has the field that could be used for parking; it might have to be paved for use in bad weather. He is concerned about the drop-off and pick-off times; that is an issue the Police Department might have to look at.

Mrs. Raney advised they are never notified when the day care is going to hold a special event. Sometimes they last until 7:00 PM in the summer. The day care was only to run until about 5:30 PM. To let the neighborhood know what is going on would be great. She has to have more consideration. They will have plays outside; sometimes until 8:00 PM. This neighborhood has changed in the last five years. There are more small kids, so it does get rowdy and noisier. Mr. Dalessio summarized that parking and trash are the two issues. They do not have an ordinance in Town that says you cannot park on the side

of the road for a concert, BBQs, etc. The answer is to go back to a Site Plan Review. Mrs. Leclerc does not believe they had a Site Plan in 2008 so this would be a new one.

Mr. Dalessio moved that the Selectboard will ask the Home Away From Home Day Care to go to the Planning Board for a Site Plan Review due to the increase in size and scope of their business. Seconded by Mrs. Pschirrer. On a voice roll call vote with Mr. Dalessio, Mrs. Pschirrer and Ms. Mayberry in favor, the motion was approved.

**ACCOUNTS PAYABLE:**

Mrs. Pschirrer moved to accept the Accounts Payable Check Register in the total amount of \$121,723.54 for checks issued December 24, 2021. This includes a monthly payment in the amount of \$39,802.08 to the Health Trust. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**PAYROLL:**

Mrs. Pschirrer moved to accept the Payroll Check Register for the week ending December 18, 2021, in the amount of \$27,438.73 dated December 24, 2021, and for the 941 Payroll Tax Transfer in the amount of \$5,269.15. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**SELECTBOARD MEETING MINUTES:**

SELECTBOARD MEETING – December 16, 2021: Mrs. Pschirrer moved to accept the Minutes of the Selectboard meeting of December 16, 2021, as submitted. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the Minutes was approved.

NON-PUBLIC SELECTBOARD SESSION MINUTES – December 16, 2021: Mrs. Pschirrer moved to accept the Minutes of the Non-Public Selectboard Session of December 16, 2021, as submitted. These Minutes will remain sealed. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the Minutes were approved.

**COMMITTEE REPORT:**

The Selectboard acknowledged receipt of the following Committee report:

- Zoning Board of Adjustment Meeting – December 15, 2021.

**PROPERTY TAX REFUNDS:**

MAP and LOT #014-008-000: Mrs. Pschirrer moved to grant the Property Tax Refund in the amount of \$6.86 for the owner(s) of Map and Lot #014-008-000. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**NOTICE OF INTENT TO CUT WOOD OR TIMBER:**

MAP and LOT #009-006-000: Mrs. Pschirrer moved to approve the Notice of Intent to Cut Wood or Timber for the owner(s) of Map and Lot #009-006-000. This is a lot off of Maple Grove Road. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

MAP and LOT #009-008-000: Mrs. Pschirrer moved to approve the Notice of Intent to Cut Wood or Timber for the owner(s) of Map and Lot #009-008-000. This lot abuts the lot previously approved off of Maple Grove Road. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**OLD BUSINESS:**

**Zoning Board of Adjustment:** Mrs. Jan Leclerc advised that in the process of reading the minutes from the 2008 Day Care issue they discovered the typographical error in the commercial zone of the Zoning Ordinance. The NH Municipal Association replied that everybody has to comply with how the Town voted. Mr. Dalessio reminded everyone that until it gets to the Town Clerk, it is not official.

**MRI Contract for Project Coordinator:** Mr. Dalessio reported the Town and Selectboard is looking to do some major infrastructure improvements in the Town. Realizing a number of different funding sources, they would like to bring on-board a Project Coordinator to monitor all the projects and deadlines as well as assist the Selectboard. They have a contract from Municipal Resources, Inc. (MRI)  
Mr. Dalessio moved to authorize the Chair, Cheryl Mayberry, to sign this MRI contract for a Project Coordinator. Seconded by Mrs. Pschirrer. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**MRI Contract for Wage and Classification Study:** Mrs. Pschirrer advised this contract was discussed last week. Mrs. Carol Granfield, who has previously done work for the Town, has sent them a proposal for a complete review of all their positions, job descriptions, salaries, etc. It will take about four months to complete. Materials will be sent to her next week that includes a list of all positions in Town.  
Mrs. Pschirrer moved to authorize the Chair, Cheryl Mayberry, to sign this contract for a Wage and Classification Study to be conducted by MRI. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**Power Committee:** Mrs. Pschirrer reported that the Power Committee has requested being on the agenda for the December 30, 2021, Selectboard meeting. They would like to present the Electric Aggregation Plan (EAP) that they have been working on which is suggested by the Committee for Power Coalition of New Hampshire that we joined some months ago. They need to fill in the date that this Selectboard used to accept it. This is a lengthy and complex plan. Mr. Paul Looney will prepare the pertinent questions that they have addressed and pertinent material so they can synthesis it because it is really quite long. They have scheduled a public hearing for a Wednesday in January. It will be at least a 15-minute presentation. Then they will present a warrant that they would like to use for Town Meeting.

**Pending Further Actions:**

Vilas Bridge, Generators, Three Phase Power for Industrial Park Drive and Bensonwood, Wooden Chairs in the Town Hall, Trees on the Common, Walpole Players Posters:

**Vilas Bridge:** Ms. Mayberry advised that Mr. Mark Houghton will talk with Mr. Jeff McClure about ideas regarding the Vilas Bridge. Mrs. Pschirrer has been following these emails. It is a positive step for moving forward. She thanked Ms. Mayberry for referring them. Ms. Mayberry is hoping opportunities will open up for the North Walpole Village water as well. They would like a water source back-up well. Mr. Dalessio mentioned Mr. Mark Houghton is exploring many sources of funding for Walpole projects.

**NEW BUSINESS:**

**Purchase Order for Reuse Center Propane Heater:** Ms. Mayberry had both the purchase order and bill. Mr. Hoy is over this budget line with this purchase, but it is within the bottom-line amount.  
Mr. Dalessio moved to approve Purchase Order #35186 for the Reuse Center Propane Heater in the amount of \$4,157.00. Seconded by Mrs. Pschirrer. On a voice roll call vote with Mr. Dalessio, Mrs. Pschirrer and Ms. Mayberry in favor, the motion was approved.

**Police Department:** Mrs. Pschirrer said this is Chief Sanctuary’s request as he feels many people read the Selectboard meeting Minutes. He wanted everyone to know they are operating at 50% due to a staffing shortage. The officer who was involved in the incident on December 4<sup>th</sup> is still out and will be out for some time. They are down one person. He wanted her to express his concern about this and that they would only be handling emergency orders or critical issues. For example: there will be some complaints coming into them that they will be unable to handle. He asked that the residents be patient and understand their dilemma.

**ESSER III Survey:** Ms. Mayberry advised that on the SAU60 website there is an ESSER III Survey. If you have any interest in where they spent the \$4.4 million dollars, fill out the survey to express your opinion. There are several choices on the list.

**NON-PUBLIC SELECTBOARD SESSION:**

Mrs. Pschirrer moved to enter into a Non-Public Selectboard Session pursuant to RSA 91-A:3 II to discuss (a) Personnel and (c) Reputations. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved at 7:27 PM.

The regular Selectboard meeting resumed at 8:19 PM.

Mrs. Pschirrer moved that the Minutes of the Non-Public Selectboard Session of December 23, 2021, will be sealed. Seconded by Mr. Dalessio. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the motion was approved.

**ADJOURNMENT:**

Mrs. Pschirrer moved to adjourn this Selectboard meeting. Seconded by Mr. Dalessio. Ms. Mayberry asked if there was any additional discussion. There was none. On a voice roll call vote with Mrs. Pschirrer, Mr. Dalessio and Ms. Mayberry in favor, the meeting adjourned at 8:20 PM.

Respectfully submitted,  
Regina Borden, Recording Secretary

  
Cheryl Mayberry, Chair

  
Steven Dalessio

  
Peggy L. Pschirrer

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the December 30, 2021, Selectboard meeting.)