

**Walpole Planning Board  
Town Hall  
Tuesday, June 12, 2018  
7 pm**

**Presiding Members:** Jeffrey Miller (Chair), Robert Miller (Vice-Chair), James Aldrich, (Secretary), Dennis Marcom, Jason Perron, Jeff White, Steve Dalessio (Selectboard Representative). Absent: Alternates: Edward Potter, Joanna Andros.

**Recording:** Marilou Blaine. These minutes are unapproved and will be reviewed at the July 2018 meeting for corrections, additions and/or omissions.

**Meeting Opened:** Mr. J. Miller called the meeting to order at 7 pm.

**Roll Call:** All board members were present so an alternate was not needed to fill in.

**Minutes:** Mr. Marcom made two corrections to the May minutes. On page 4 “emphasize” was changed to “emphasis” and on page 5 “were” was “changed” to where. Mr. Aldrich made a motion to accept the minutes as amended. Mr. R. Miller seconded the motion and it was approved by the Board.

**Old Business:**

**Business: Avanru, Jack Franks, Building C on the original plan, Lot 1, 504 Main St., Route 12, where the Co-op was going to go: Request for a Public Hearing for a commercial building for four store fronts. Public Hearing maybe be either in July or if a new use for the building is found, July will be an informational meeting and August will be the Public Hearing..**

Mr. Franks was at the meeting. He wanted to make sure he had the complete package for the Board. He said the Alteration of Terrain was originally given in 2012 and renewed in 2017 and is good for five year. He asked if he needed to hire an engineer to come in and explain what was on the plans – landscape, parking, lighting, etc. or could he do it himself. All that’s in the plans that SVE did. “It’s all current,” he said.

Mr. Marcom said it was his understanding that an applicant didn’t need to bring in an expert unless there might be questions Mr. Franks couldn’t answer. Mr. J. Miller said he didn’t think he needed to bring in his engineer.

Mr. Franks said he wanted to be transparent and inform the Board that he has had a proposal on the table from a Boston firm that may mean he has to forego the store front plans and work with the Boston firm. If so, he’ll talk to the engineers to see whether that would constitute an amendment of the site plan and if the Alteration of Terrain has to be redone. If so, I’ll be back in July for an informational meeting.

If the proposal with the Boston firm doesn’t work out, he’s going ahead with the store front. He should know everything in 10 days.

So it was left that if the new proposal worked out, there would be a Public Hearing in August. If Mr. Franks stays with the store front project the Public Hearing will be in July.

Just to be safe, Mr. R. Miller made a motion to hold a Public Hearing in August. Mr. Marcom seconded the motion and the Board approved the motion.

**Public Hearing: Add two changes to the site plan.**

**Section 8**

**J. Street Access / Traffic Pattern:** Access to public streets will meet the requirements of the NH Department of Transportation and/or the Town of Walpole.

Any new road constructions shall conform to the road standards as specified in the Walpole

Subdivision Regulations.

The internal traffic pattern will accommodate the proposed use, as well as providing easy unimpeded access for emergency vehicles.

**Add.** "New road construction is consistent with the stated guidelines of Walpole's Complete Streets Policy; that our streets be 'safe, convenient, and accessible to a wide variety of users and modes of transportation'."

Mr. Marcom explained that the Planning Board had several workshop meetings devoted to the Complete Streets program in Walpole in 2017 and the town adopted the Complete Streets policy. Complete Streets looked at the safety and diversification of traffic and transportation for drivers and pedestrians. This addition to the site plan was to address the guidelines and recommendations of Complete Streets. Section 8 seemed the most logical place to put the addition, Mr. Marcom said.

Mr. J. Miller asked if there were any questions. There being none he closed the Public Hearing.

The second change to the site plan is:

**Section 12:** Remove the words "recorded subdivision plat."

**Add:** "An approved site plan application may be revoked"

Mr. J. Miller said this was changed to clarify this section. He asked if there were any questions. There being no questions he asked for a motion. The motion was moved and seconded and approved by the entire Board.

**New Business: Possible subdivision. Joe DiBernardo, surveyor.**

Mr. DiBernardo was at the meeting for information about a possible subdivision. Mary McMahon lives on Whipple Hill Road. At a certain portion of Whipple Road as you head south, the road turns from a Class V road to a Class VI road.

Ms. McMahon wants to take 14.44 acres at the southern boundary of her property and classify it as a "NOT TO BE DEVELOPED" piece of property, leaving 143.13 acres. This will be called Lot No. 2. The property does not have frontage on the road. Usually to create a new building lot it needs 200 feet of road frontage.

Mr. J. Miller asked why she wanted to do that. Mr. DiBernardo said she wants to give it to her caretaker. He would use it solely for hunting and recreational purposes and the lot will be labeled "not to be developed."

Mr. DiBernardo said the statute is murky. The state statute says you cannot build off a Class VI road without permission from the Selectboard and recording a notice of waiver.

There are two precedents in Walpole for this type of situation. One is the Spivey property, also on Whipple Hill, and the other one is Lot No. 3 at the Alyson property off of Wentworth Road in 2004.

A motion was made, seconded and approved to have a Public Hearing on the McMahon request in August.

Mr. Dalessio said that “not to be developed” should be registered and noted on the deed. Mr. J. Miller said it will be stated on the plat.

### **Voluntary Merger**

Mr. DiBernardo said he was filing for a voluntary merger for **Ray Aumand, 3 Mountain View Rd., North Walpole**. It would **merge two plots, No. 143 and No. 144 into one**. Mr. DiBernardo said on one lot is Mr. Aumand’s home and on the other lot is his garage. Mr. Aumand wants to merge the two. The total acreage of the property would add up to 1.08 acres in a Residential B district.

Mr. J. Miller said that there was a Voluntary Merger form. Mr. DiBernardo paid the application fee but didn’t know the cost of recording it at Cheshire County Registry of Deeds. The secretary will find out the cost and Mr. DiBernardo will get her a check and record the merger. The cost to register a Voluntary Merger is \$12 for the first page and \$4 for each additional page.

Mr. Dalessio said a copy of the form has to go to Avitar.

A motion was moved, seconded and approved to permit the voluntary merger for Ray Aumand, 3 Mountain View Rd., North Walpole.

**Work on Solar Ordinance and Master Plan:** Mr. J. Miller gave out a copy of the solar ordinance from the town of Hollis. It addresses solar on roof tops. This topic will be discussed at the July meeting.

Also, Mr. J. Miller said there is interest in updating the Master Plan. He has talked with Ms. Lisa Murphy, a planner at Southwest Regional Planning Commission, to assist the Board in this matter. She was instrumental in working on an update to the Master Plan in 2006. Mr. J. Miller also discussed the update of the Master Plan with the Selectboard.

The process is to get a quote from the SWRPC, who would assist the Board in updating the Master Plan. He will ask the Commission for two quotes for their assistance. One would be to look solely at the Land Use Analysis section and the other would be to work on the Land Use Analysis Section plus the other sections. The former would cost \$3,000 to \$5,000 and the latter \$5,000 to \$10,000.

The Board would then submit the quotes to the Selectboard and they would hopefully incorporate it into the budget. Once it is approved in 2019, the Board can move forward with the update.

Ms. Murphy also volunteered to meet with the Planning Board to go over the process and discuss the update. It was decided that Mr. J. Miller would invite Ms. Murphy to attend the July meeting. Ms. Murphy also suggested that the Board should review the Master Plan annually.

Regarding the update, Mr. Dalessio mentioned looking at the document with an eye to looking at what the town should look like in 10 years. Doing a survey was mentioned to get other people’s input and Mr. J. Miller said that would be part of the process. The purpose was to get an idea of what the townspeople feel is wrong with the town’s Master Plan and ordinances and what the townspeople

want. Mr. J. Miller said the zoning ordinances were well written in the '60s and have served the town well.

Mr. Jeff Colley and Mr. Eric Merklein were in the audience and they asked if other people could be involved in the update of the Master Plan. Mr. J. Miller said the Planning Board would be doing the work but all hearings will be open to the public and people will be encouraged to come and participate. He said they will have equal standing with the Board.

**Handout:** One of the handouts the Board received was titled Transportation Alternative Program Funding Announcement. One eligible activity that Walpole might be of interest is the Safe Route to School infrastructure activity, which requires a 20 percent match from the town. Mr. J. Miller said he would discuss this grant with Ms. Murphy and see if it's appropriate for the Complete Streets recommendation of some kind of walkway from the school to the former RN Johnson property. This was one of the Complete Streets recommendations.

**WebPage** – What should go on the site? It was decided that the Planning Board WebPage should include the site plan, master plan, site plan application and checklist.

**Alternate position:** Mr. J. Miller said that Alternate Ed Potter would like to resign from the Board but wouldn't do so until someone else is found to replace him. Mr. Colley was asked and he agreed to take Mr. Potter's place. Mr. Colley is new to Walpole having been here for a year but said he was interested in what the town does. He will start as a Planning Board alternate in July.

Mr. Aldrich made a motion to adjourn. Mr. Marcom seconded the motion and the motion carried.

Respectfully submitted,  
Marilou Blaine

Next regular meeting **Tuesday, July 12, 2018**

cc: WPB, ZBA, Town Offices, North Walpole Commissioners, The Walpolean.  
Posted: Inside Town Offices, on the bulletin board outside Walpole Grocery.