

**TOWN OF WALPOLE
MEETING OF THE SELECTBOARD
AUGUST 23, 2018**

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

CALL TO ORDER: Mrs. Pschirrer called this Selectboard meeting to order at 6:30 PM in the Walpole Town Hall. She advised this meeting is being recorded and asked anyone wishing to speak to identify themselves for the record. There was no one from the public in attendance.

ACCOUNTS PAYABLE:

Ms. Mayberry moved to accept the Accounts Payable check register in the amount of \$20,947.19 for checks issued August 24, 2018. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

PAYROLL:

Ms. Mayberry moved to accept the Payroll Register for the week ending August 18, 2018, in the amount of \$27,530.80 for checks issued August 24, 2018. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

Ms. Mayberry moved to accept the electronic fund transfer for the 941 Employer Taxes for Withholding, MEDI and FICA taxes in the amount of \$5,339.84 for the week ending August 18, 2018. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

SELECTBOARD MEETING MINUTES:

SELECTBOARD MEETING – August 16, 2018: Ms. Mayberry moved to accept the Minutes of the regular Selectboard meeting of August 16, 2018, as submitted. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the Minutes were approved.

NON-PUBLIC SELECTBOARD SESSION – August 16, 2018: Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard Session of August 16, 2018, as submitted. These Minutes will remain sealed. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the Minutes were approved.

STAFF MEETING – August 16, 2018: Ms. Mayberry moved to accept the Minutes of the Staff Meeting of August 16, 2018, as submitted. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the Minutes were approved.

COMMITTEE REPORTS:

The Selectboard received and reviewed Minutes of the following meetings:

- Walpole Town Library Trustees Meeting – July 10, 2018;
- Planning Board Meeting – August 14, 2018;
- Zoning Board of Adjustment Meeting – August 15, 2018;
- Walpole Recreation Committee Meeting – August 19, 2018.

NON-PUBLIC SELECTBOARD SESSION:

Ms. Mayberry moved to enter into a Non-Public Selectboard Session pursuant to RSA 91-A:3 II to discuss (a) Personnel and (c) Reputations. Mr. Dalessio seconded the motion and, on a roll call vote with Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved at 6:36 PM.

The regular Selectboard meeting resumed at 7:20 PM.

Ms. Mayberry moved that the Minutes of the Non-Public Selectboard Session of August 23, 2018, be sealed. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

REGULAR SELECTBOARD MEETING:

NEW BUSINESS:

PETER DEXTER: Mr. Dexter has been in the process of trying to purchase the Bensonwood building on Industrial Drive for his business. He has been before the Zoning Board but did not realize he needed to go before the Planning Board as well. The Planning Board scheduled a Public Hearing during their first meeting in September. His business is a small auto repair shop. At the Zoning Board one abutter attended with concerns including the number of vehicles on site. Mrs. Mansouri recommended he attend a Selectboard meeting. He read the RSAs regarding Junk Yards. It is not his intent to limit his business to two vehicles on the site unfit for the road. The vehicles he has are basically brought in for repairs, although he does some restoration. When the business is moved within the Industrial Park, he intends to cut down on the number of unregistered vehicles; probably one-half. He was not aware of the fact that the Town had to approve the license. Mrs. Pschirrer confirmed that the Selectboard can give him permission to carry on his business; she recommended the Selectboard do this for his move to the new property within the Industrial Park.

Ms. Mayberry moved to give Mr. Peter Dexter conditional approval for a Junk Yard Permit based on his buying property and moving across the street to the Industrial Park. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

MAP and LOT #013-053-001: Mr. Ben Northcott had some questions regarding his Land Use Change Tax (LUCT). If he chooses to appeal, the application has to be submitted to the State by September 1st. He asked if it is still the Town's policy to waive the LUCT if it is not processed in a timely fashion. It was done several years ago when a family member subdivided; it changed the use and the Town did not process in a timely fashion so they waived the fee. Last year Avitar Associates stated Mr. Northcott was in violation. He had asked the Town to take a half acre out of current use five or six years ago when they applied for an Intent to Excavate. If the Selectboard is willing to waive the LUCT for them, he does not need to file the appeal. He is now dealing with two appeals. Avitar Associates made no effort to clarify this. If the land is disturbed it has to come out of current use but that is not the case. A good portion of the material taken out of that gravel pit has been used on their property to up-grade roads on that property of almost 400 acres. It has not had any commercial material taken out in 40 years. There was discussion relative to disturbed land and material taken out of it. The piles there are for their personal use. Mr. Dalessio clarified that Mr. Northcott is stating that the half acre should have been taken out of current use back five-or-six years ago and the other acre-and-a-half is for their personal use. He pointed out that if Mr. Northcott appeals it will come back to the Town for arbitration.

Mrs. Pschirrer asked if the Town will be able to purchase winter sand from them this year. Mr. Northcott replied they have been selling sand and gravel to the Town and storing it for them. The taxes have been raised on that property \$3,000/year and there is a \$7,500 penalty they will have to pay. If the penalty was waived, they are still dealing with the additional \$3,000. The Town took about \$3,000 of sand and gravel out of there every year. It balances out so it is not an incentive for them to sell it to the Town. The assessor looked at it as a commercial sand pit, moving a large volume but it is not. Mrs. Pschirrer felt the Selectboard could not make a decision at this meeting. Therefore Mr. Northcott should file the appeal.

Mr. Northcott mentioned their property on Cheshire Turnpike Road. He asked if Avitar is trying to get their assessment to the Fair Market Value. In 2017 Avitar increased the assessment. Mrs. Pschirrer advised that all land in Walpole went up last year. Mr. Northcott reviewed some history with Avitar on this parcel that goes back to when they purchased it. It is three separate lots and they do get three tax bills. Mrs. Pschirrer mentioned he will have to find comparable sales in Walpole for his appeal on this property.

BUILDING PERMIT:

HUGH and STEPHANIE MONTGOMERY, 153 Ramsay Hill Road, MAP and LOT #010-038-001: Ms. Mayberry moved to grant Building Permit #2018-24 for Hugh and Stephanie Montgomery to add a “27’ x 28’ Master Bedroom Addition” to their home at 153 Ramsay Hill Road, Map and Lot #010-038-001. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

OLD BUSINESS:

Water and Sewer Receipts to Date: The Selectboard had received copies of the Water/Sewer Receipts to Date 8/22/2018. Total Receipts for Q2 2018 Billing were \$108,443.08 or 62.7%. The Town is doing quite well. The due date is Monday, August 27th.

Quarterly Receipt Comparison for Water & Sewer: Mrs. Daigle had submitted a Quarterly Receipt Comparison for the Selectboard to review.

Letter to NH DES re: Water Supply Land Protection: Mr. Dalessio moved to approve and sign the letter to Ms. Holly Green at the NH Department of Environmental Services for the Water Supply Land Protection Grant to support the Monadnock Conservancy’s acquisition of a conservation easement for the Wood property located on the Cold River in Walpole. Seconded by Ms. Mayberry. With Mr. Dalessio, Ms. Mayberry and Mrs. Pschirrer in favor, the motion was approved.

Letter to Rascal Baby LLC: Ms. Mayberry moved to approve and sign the letter to Rascal Baby LLC regarding access to deeded water rights on their property. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

Letter to Calvin Carr re: Map & Lot #024-005-000: Ms. Mayberry moved to approve and sign the letter to Mr. Calvin Carr regarding his interest in reclaiming his property. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the motion was approved.

NEW BUSINESS (Continued):

Cemetery Deed for Lot D562: Mr. Dalessio moved to approve the sale of a Cemetery Deed for Lot D562 to Mr. Gary Whitaker and heirs. Seconded by Ms. Mayberry. With Mr. Dalessio, Ms. Mayberry and Mrs. Pschirrer in favor, the motion was approved.

Invite to Monadnock Conservancy’s Annual Celebration: The Selectboard acknowledged receipt of an invitation to attend the Monadnock Conservancy’s Annual Celebration on September 15, 2018, from 9:00 to 11:00 AM in Peterborough. The speaker will talk about Loons. Mrs. Pschirrer will attend.

DOT 10-Year Plan Improvement Projects: SWRPC regarding support of a local project on the list i.e. Vilas Bridge is requested: Mrs. Pschirrer acknowledged receipt of the Department of Transportation’s 10-Year Plan Improvement Projects. The Southwest Region Planning Commission is

asking if the Selectboard supports or does not support these projects or if they want to add to this list. At the bottom of the list is the Vilas Bridge. Mr. J.B. Mack is requesting comments by October 19th. Ms. Mayberry mentioned other projects previously suggested were a traffic signal by the Shaw's Shopping Center and the intersection by the Upper Valley Road/Route 123 (this is a dangerous intersection). Mrs. Pschirrer will ask Mr. Michael Rau if he has other highway concerns.

Vacation Carry-Over Request: Mr. Dalessio moved to approve the vacation carry-over request for Mr. Paul Colburn. Seconded by Ms. Mayberry. With Mr. Dalessio, Ms. Mayberry and Mrs. Pschirrer in favor, the motion was approved.

Citizen's Complaint: An email was received from Mr. Richard O'Brien. He reported that last Wednesday a truck was being repaired in the pole barn of the Ruggiero property within the Industrial Park. He asked the Selectboard to check into this.

Recreation Department: Mr. Justin Cassarino contacted Ms. Mayberry to ask if they have a scholarship for families who cannot afford to pay fees. A parent approached him to advise she did not have \$25.00 for her child to participate. They want to have children be able to participate so questioned if a discount could be offered or does the Selectboard have another option. The Selectboard agreed that every child should be able to participate. Mrs. Pschirrer recommended it be done on a case-by-case basis. Ms. Mayberry is okay with having Mr. Cassarino reduce or waive the fee if he feels a child is in need. Mr. Cassarino should discuss this with the Recreation Committee. Mr. Dalessio would like to see the Recreation Committee develop a Scholarship Fund.

OLD BUSINESS (Continued):

Colleen Canedy: Ms. Mayberry reported that Mrs. Canedy called her. She encouraged Mrs. Canedy to go to the Zoning Board of Adjustment. She did not require a Building Permit because of the size of her potting shed was less than 100 square feet. Ms. Mayberry gave her email information for Mrs. Mansouri and Mrs. Blaine so she could request a hearing.

RECESS SELECTBOARD MEETING:

Mr. Dalessio moved to recess this Selectboard meeting. The Selectboard will enter into a meeting as the Hooper Trustees. Seconded by Ms. Mayberry. With Mr. Dalessio, Ms. Mayberry and Mrs. Pschirrer in favor, the motion was approved at 8:35 PM.

The regular Selectboard meeting resumed at 8:40 PM

OTHER BUSINESS:

Recycling Center: Ms. Mayberry reported they are starting to have problems with the baler at the Recycling Center. She will send an email to Mr. Mark Houghton as it is important to have the electrical work done soon. If the baler should stop they will look into storing material until the new baler arrives. She wants to be pro-active now before the baler might go down.

Southwest Region Planning Commission: Mr. Dalessio advised that a quote was received from SWRPC to do the work on the Master Plan. It will be \$7,500 to do three sections: Population, Housing and Transportation, plus Goals and Objectives. This will need to be put in the 2019 budget.

Monadnock Regional Economic Meeting: Mr. Dalessio attended this meeting. The consultant was there on the State Economic Development Plan. It was an interesting meeting.

ADJOURNMENT:

Ms. Mayberry moved to adjourn this Selectboard meeting. Seconded by Mr. Dalessio. With Ms. Mayberry, Mr. Dalessio and Mrs. Pschirrer in favor, the meeting was adjourned at 8:50 PM.

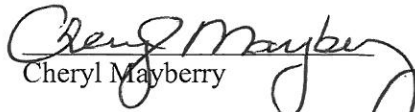
Respectfully submitted,
Regina Borden, Recording Secretary



Peggy L. Pschirrer, Chair



Steven Dalessio



Cheryl Mayberry

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the August 30, 2018, Selectboard meeting.)

