

**Walpole Planning Board Minutes
December 11, 2018
Town Hall**

Present: Chair Jeff Miller, Vice-Chair Robert Miller, Dennis Marcom, Jason Perron, Jeff White, Steve Dalessio, Selectboard Representative. Alternate: Joanna Andros. Absent: James Aldrich, Jeff Colley.

Recording: Marilou Blaine. These minutes are unapproved and will be reviewed at the regular January 2019 meeting for corrections, additions and/or omissions.

Roll Call: Mr. J. Miller called the meeting to order at 7 pm. Since one Board member was absent, Mr. J. Miller asked Ms. Andros to fill in.

Minutes: Regular minutes and workshop minutes. Ms. Andros asked that the spelling of Mr. Aldrich's name be corrected. A motion was made to accept the amended minutes and workshop minutes. Mr. R. Miller seconded the motion and the motion carried.

Old Business:

Public Hearing No. 1.

1. Are you in favor of the adoption of the following zoning ordinance amendment as proposed by the Walpole Planning Board to be added to the Town of Walpole's Zoning Ordinance? To amend Article VI Commercial District and Article V Residential District by changing and restoring zoning classification of Tax Map 12, Lots 55-5 and 55-21 from residential B to Commercial.

2. Are you in favor of revoking and rescinding the amendment to The Town Of Walpole's Zoning Ordinance, adopted and approved as Article 3 at the annual Town Meeting held on March 17, 2017?

Mr. J. Miller said Article No. 1 about amending Article VI was to clarify and correct this ordinance. One of these lots has a building with an apartment and a business – Power Sports. The second lot is for sale. The original intent when it was proposed was to change the lots in Dearborn Circle to Residential B but keep these two lots commercial. For some unknown reason the two lots were included in the Residential B lots. After talking to the town's attorney, he said the only way to correct this mistake is to have a new warrant article for the benefit for the town and the benefit for the property owner.

These two lots on Tax Map 12, Lots 55-5 and 55-21, were supposed to remain in the commercial district. It was never the intention to make them Residential B. The article was a petition article and sent to Town Clerk Sandra Smith. This new article clears up the problem.

Mr. William Carmody, the owner of these two lots, was at the meeting and Mr. Miller asked him if these were the correct lot numbers. Mr. Carmody said that they were.

The second warrant article, Mr. J. Miller said, was approved at last year's meeting. It was written to give the Planning Board the power to make a small changes to zoning ordinances without going to the town for a vote. However the town's attorney, Mr. Jeremy Hockensmith, said the article was unnecessary.

Ms. Andros asked is this the one that was discussed about the 911 addresses. Mr. J. Miller agreed.

Mr. Marcom said then this is just cleaning up the verbiage of the ordinance. Mr. J. Miller said yes.

Mr. Perron asked if there shouldn't be some kind of explanation about each article so the public will know why these articles are on the ballot. Mr. J. Miller said that the explanation can't be put on the warrant but before voting on these article, the public would have an explanation about why the Planning Board recommended these articles.

Mr. Dalessio suggested that perhaps at this time the Board should also get rid of the verbiage about the recycling and transfer Stations that was found to be illegal because recycling and transfer stations are under the state's purview. It is Article IV-N in the Walpole Zoning Ordinances.

Mr. J. Miller said there was still time to have a Public Hearing in January about this article. The deadline for warrant articles is the second week of January.

Mr. J. Miller closed the Public Hearing and asked if there was any discussion about the warrant articles. There being none. He then asked for a motion. Mr. R. Miller moved the motion to recommend these two articles. The motion was second and passed unanimously by the Board.

Mr. J. Miller will write the article about the transfer station and send it to the secretary to be posted and a legal prepared and it will be on January's agenda.

Mr. Marcom said he thought there may be some confusion about this. Maybe the Planning Board should get it into The Walpolean and The Clarion so the public will know it's coming up and what it is about. Mr. J. Miller said The Clarion usually does a rundown of what's on the warrant and what's going to be considered at Town Meeting.

Mr. Marcom then made a motion to have a Public Hearing in January on revoking Article IV-N. Mr. Perron second the motion. The Board voted unanimously in favor of this motion.

Since two Board members were absent, it was decided to hold off on the photo of the Planning Board for the website until January.

A motion was made and seconded to adjourn. It was passed.

Merry Christmas everyone.

Respectfully submitted,
Marilou Blaine

cc: WPB, ZBA, North Walpole Commissioners, Selectboard, Town Offices, Town website
www.walpolenh.us

Posted: Inside Town Offices, bulletin board outside Post Office.