

**Zoning Board of Adjustment  
Town of Walpole  
Wednesday, January 16, 2019  
7 pm**

**Present:** Board Members: Chair Myra Mansouri, Vice-chair Jan Galloway Leclerc, Judy Trow, Tom Murray, Pauline Barnes. Alternate: Don Sellarole. Absent: Bob Anderson.

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

**Roll Call:** Ms. Mansouri called the meeting to order at 7:05 pm. Since a full Board was present, an alternate was not needed to fill in.

**Minutes:** Ms. Trow made a motion to act the minutes as presented. Ms. Leclerc seconded the motion and the motion passed.

**Old Business: Review of the two forms regarding Special Exceptions in a rural/agricultural area:**

The Board spent most of the meeting on two new forms for a Special Exception in a Rural/Agricultural zone. One form, the Application For A Special Exception in the Rural/Agricultural Zone that an applicant must fill out for the Zoning Board of Adjustment, was taken from a previous form. The other form, the Application for a Public Hearing to Receive a Recommendation for Special Exception in the Rural/Agricultural zone, is a new form and is an appeal to the Planning Board for a recommendation to the ZBA.

The Board worked on clarifying the verbiage in both forms. The Board added:

The criteria an applicant is required to fill out for granting a Special Exception. This is different on each form.

What is expected of an applicant when applying for a Special Exception.

Definition of abutter.

Article number and Section of the Special Exception criteria Zoning Ordinance.

Clarifications on the actual application. Example: Width at building line now says Width of lot at Building Line. Area is now Lot Size.

Please download the attachments for the new forms and make any corrections you think necessary. They will be discussed at the February meeting.

**Master Plan Update:** The Board received an update of the proposed sections of the Master Plan that will be worked on if the Town agrees on the budget to work on the Master Plan at Town Meeting. The budgeted amount for the Master Plan will go to Southwest Regional Planning Commission for the work that Planner Lisa Murphy does with the Board or the group working on updating the Master Plan. Ms. Murphy chose three sections to work on.

**Population and Housing:** Ms. Murphy will provide statistics of demographic information that is critical to know for many applications such as grants, and other opportunities. Where possible, Ms. Murphy will show historical trends with the data that is available. She believes this is an important component of planning that should be kept current. She does not recommend waiting until the 2020 census because the results typically take a few years to be released.

**Implementation Chapter:** This is a look at the goals, objectives and strategies of each chapter.

**Transportation Chapter:** This chapter would be done at no cost to the Town if the Board does the updating of the other two chapters. This will include traffic counts and turning movement counts at locations selected by the Town at no charge.

Ms. Barnes was curious to know why the Population Chapter was going to be done before the census thinking it would be better to work with current information.

Also, she thought the Planning Board originally said it wanted to work on the Land Use Analysis section.

**New Business:**

Joanna Andros, an alternate on the Planning Board, was at the meeting to encourage Zoning Board members to attend the workshop on January 22, at 7 pm to discuss a solar ordinance. She said that the state is encouraging more towns to have solar ordinances. She believes there has been an increase in solar installations in the town. She is in favor of solar installations because they lessen the reliance on fossil fuels.

Andros said that what is important from a residential perspective is that an abutter's view should be considered. There should also be Planning Board consideration of large solar installations for a commercial enterprises.

The secretary mentioned two recent inquiries for solar farms. Ms. Leclerc said the state does not permit solar farms, at least at his time. When she wanted to install panels at her farm, the state required proof of how much electricity every building on the farm used. "We were only allowed to install the number of panels that would produce that amount, no more," she said. "It was intended for our residential use. I don't know if Liberty Utilities allows any commercial solar farms."

Ms. Leclerc made a motion to adjourn. Ms. Barnes seconded the motion and the motion carried.

**Handouts:**

- New larger zoning maps
- Master Plan Update
- Warrant articles pertaining to Zoning Ordinances.

Respectfully submitted,  
Marilou Blaine, Recording Secretary

cc: ZBA, WBA, North Walpole Commissioners, Selectboard, Town Offices, The Walpolean, [www.walpolenh.us](http://www.walpolenh.us).  
Posted: Inside Town Offices, outside bulletin board at the Post Office.