

Walpole Planning Board
February 12, 2019
Town Hall 7 pm

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

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

Roll Call: Alternate Joanna Andros was asked to sit on the board in order to make a quorum.

Minutes: Mr. Aldrich made a motion to approve the minutes as written. Mr. Perron seconded the motion and the motion passed.

New Business:

Request for a Public Hearing: Lot Line Adjustment, Map 11, Lots 45, 51 and 59. Add two lots to the land of Michael and Katherine Nerrie, 507 March Hill Road. Lot 45 is 30 acres, Lot 51 is 11.34 acres and Lot 59 will be 74.54 acres. Road frontage is 226.95 on March Hill Road. Rural/ag. Other lot owners are Alan and Linda Smith and Joseph and Barbara Jackson.

Mr. Nerrie was at the meeting and requested a Public Hearing for the regular meeting in March. He brought in a copy of the tax map that showed the property of Alan and Linda Smith and Joseph and Barbara Jackson and how and where those parcels would connect with the Nerrie land.

Mr. J. Miller said Mr. Nerrie would end up with 74-plus acres of land after the addition from two abutters. Mr. Nerrie said the land would go into conservation easement and the The Monadnock Conservancy would hold the easement and the property will be open to the public. He asked if the owners of abutting land in Alstead had to be notified. The answer was "yes." He also brought in letters from the Smiths and Jacksons agreeing to sell their aforementioned amount of land to the Nerries.

Mr. Aldrich made a motion to have a Public Hearing in March for the Nerrie subdivision. Mr. Perron seconded the motion. The motion passed unanimously.

Request for a Public Hearing: Three lot subdivision of the former George Graves estate: Application for Tim Graves and Gretchen Fowler on Wentworth Road. Lot No.1 is 5.95 acres with 203.36 feet of frontage (Existing home & Shop); Lot No. 2 is 22.95 acres with 456.84 feet of frontage (Vacant Farm Land); Lot No. 33 is 54.32 acres with 200.95 feet of frontage (Gravel Pit and Farm Land) All frontage is off Wentworth Road. This is the former George Graves property. Tax Map No. 1 Lot No.16. Physical Address is 831 Wentworth Road.

Surveyor Joe DiBernardo represented Mr. Graves and his sister, Gretchen Fowler. The property was owned by their father, George Graves, and it includes the gravel pit. The property is at the end off Wentworth Road. Mr. DiBernardo said they are trying to settle the estate.

Lot 1 has a house and shop on it and there's enough of a Class V road to get 200 feet of frontage. Lot 2 goes to Ms. Fowler and it fans out from a corner of Lot 1. Lot 3 and the gravel pit go to Tim Graves. There's frontage on a Class V road but it's also bordered by a Class V1 road that goes to the gravel pit. A portion, 14 acres, is in Westmoreland. The other 40 is in Walpole.

Mr. J. Miller asked if Ms. Fowler was going to put a house on Lot 2. Mr. DiBernardo said he didn't know. He added that they may sell Lot 1.

Mr. Aldrich said that the bridge on that road crossing to Westmoreland was closed and that the culvert washed out a couple of years ago. He made a motion to hold a Public Hearing in March. Mr. Perron seconded the motion and it passed unanimously.

Request for a Public Hearing: Subdivision – David Edkins represented Ronnie Kingsbury who has just under 31 acres on Kingsbury Road. He wants to subdivide his house and one acre away from the rest of the land. He would retain ownership of both pieces of property. It's for estate planning and tax purposes, Mr. Edkins said. He didn't have a survey but said he would get one to the secretary.

Mr. J. Miller asked if the land with the house would have 200 feet of frontage. Mr. Edkins said "yes." Mr. Miller said it's pretty straight forward.

Mr. Aldrich made a motion to hold a Public Hearing for the subdivision in March. Mr. Perron seconded the motion and the motion passed unanimously.

Jack Franks – Avanru Development, Map 12, Lot 1 – regarding approval letter with four conditions for a retail building given last year. One of the conditions was that they had to go to AoT because the catch basin was moved. Mr. Franks submitted a email from Ridgely Mauck, P.E. at NHDES stating that the proposed move of three (3) feet does not require a permit amendment. "the magnitude of the relocation, approximately 3 feet as shown on the attached drawings, is inconsequential and the DES has determined that the minor relocation meets the intent of Env-Wq-14503.21 (d)(5)a.

Mr. Franks asked that that decision be null and void. Mr. J. Miller agreed.

Condition 2 states that the building must be sprinkled and approved by Walpole Fire personnel. When the architects were here last August, they said the building doesn't require sprinklers. So I would ask that not be required. Mr. Miller sprinkler requirements are set by the state and since the Planning Board did not have a final building design, this condition would not be waived.

Mr. Franks said that he didn't have a final design of the building but agreed it would need approval from Mark Houghton when he had one.

Another condition was to submit the final sewer plan and catch basin attachment. The sewer plan is already done and on the plan, Mr. Franks said. He asked if he could reduce the condition list to two.

Mr. J. Miller suggested Mr. Franks keeps conditions as they are and when he has a final design and everything is approved by Mr. Houghton that he come back to the Planning Board. So I don't need to bring in a sprinkler plan? Mr. Franks asked again. Mr J. Miller said it all depends on the final design of the building. Mr. Perron added that right now everything is theoretical and things could change.

Community Solar Project at 310 Main Street – Chris Welcome and Chad Whitaker of Solar Clean Generation in Londonderry were unable to get to the meeting because of the snow storm. They will be at the March meeting.

They are planning to construct a community solar project on the property of Nathan Bisson and Allegra Pickering at 310 Main Street. The property is 8.4 acres in the rural/ag district, Map 24, Lot 15. Although the address is 310

Main Street, there is no land with frontage on Main Street. The property is behind a storage barn and behind several homes on Maplewood Circle. The farmhouse on the property was built in the 1900s. The project will have a couple of thousand panels and will sell electricity to a group of members. This is one of several community solar projects Solar Clean Generation is doing in the state including in Dublin, Barre and Pittsfield.

The secretary said the company is going to send her the power point the company uses when addressing a town and will also send the members' contract. When the secretary gets them, she will forward them to the Board.

Winchester Solar Ordinance: The Board received copies of the Winchester Zoning Ordinances, which included a Solar Ordinance. Mr. J. Miller said he liked the solar ordinance a lot and that the part about site plans could fit in nicely for Walpole's ordinance. Mr. Perron said as long as it deals with the size of these things and doesn't just give them a name.

The Winchester ordinance states that anything larger than 15 watts would need a site plan. Mr. Miller thinks there are points in the Winchester plan that would work well in Walpole.

Age Survey SWRP – Southwest Regional Planning Commission wants the Planning Board to circulate an age-focused survey. The 10-page survey has 33 multiple choice questions. A sample of questions are "How frequently do you do some form of physical activity? (sports, walking, running, biking, yoga, exercise, etc.)" and "In thinking about the future, which of the following would be reasons for your decision to remain in your town/city? (Check all that apply.)"

The survey is on line and would take about 10 minutes to complete. According to the instructions "Greater participation will ensure a more comprehensive understanding of the wants and needs of all age groups within our Region."

There was discussion of people who did not have or do not use the Internet and where hard copies might be placed. One suggestion was to have a table outside the polling place on March 12 for voters to pick up an instruction sheet or to pick up a copy of the questions and then send it back to SWRP.

The Public will hear more about this in the future and how to access the survey.

Broadband Project: to be continued next month.

Mr. Aldrich made a motion to adjourn the meeting. Mr. Perron seconded the motion and the motion passed.

Respectfully submitted,
Marilou Blaine
Secretary

Workshop Tuesday, February 26, 2019. Steve will have residential solar installation guidelines for a Building Permit. Joanna and Jeff Colley will have ideas for commercial solar installation guidelines to be added to the site plan.

Next meeting March 12, 2019