

Walpole Planning Board Minutes
Town Hall
Tuesday, April 9, 2019
7 pm

Presiding Members: Jeffrey Miller, James Aldrich, Dennis Marcom, Jason Perron, Jeff Harrington, Steve Dalessio (Selectboard Representative). Alternates: Jeff Colley, Joanna Andros. Jeff White came in a few minutes late.

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

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

Roll Call: Mr. White was absent so Ms. Andros was asked and agreed to take his place on the Board. He came in about five minutes later to take his place on the Board.

Minutes: March meeting and March workshop minutes: Mr. Marcom made a motion to approve the regular meeting minutes and workshop minutes as written. Mr. Aldrich seconded the motion and the motion carried.

New Business:

Election of Officers. Mr. Aldrich made a motion to elect Mr. Miller chair, Mr. Marcom vice-chair and Mr. Aldrich secretary – clerk. The motion was seconded. Mr. Miller asked if there were any other nominations. There being none, a vote was called for the slate of officers and approved by the Board.

Hubbard Farms: Replacing a chicken house at Pomeroy Farm.

Ms. Diane Miller represented Hubbard Farms. She passed out a diagram of the farm that included six chicken houses, a farm residence, an office, a R&D building and a building for manure storage. She explained that the Pomeroy Farm is at the end of North Main Street and the entrance is across from the cemetery.

Ms. Miller said that the company already had a demolition permit from the Town to demolish chicken house No. 26 and No. 22 and said they are already down. Concrete slabs remains. She continued that the company that bought Hubbard Farms in 2018 looked at the roof of chicken house No. 22. It was going to take more than \$100,000 to repair the roof. The company decided to build a new building using the same 42-foot-by-100-foot footprint. However, it could possibly be wider at a couple of points, Ms. Miller said. She needs a ventilation specialist to come in and look at how the air flow is in the chicken house in the summer. So it the building may require a small addition to the south and north. It would be closest to the manure house on the north side and Pomeroy Farm Lane on the south side.

Ms. Miller didn't know how much space on either side that would take. It could by 3 feet, 5 feet or 10 feet. She has to wait until the ventilation specialist gets back to her. It could be no feet but it could be up to 10 feet on either side, she said. There would be no chickens in that space and no worker. The space would be screened for the purpose of filtering dust and insects from coming through into the chicken house.

Mr. Marcom asked if it would have a roof over it. Ms. Miller said it would have a roof over it. The foundation will remain the same but the building may be wider on the sides. Building would begin in July.

Basically, we are going to build a building that looks very similar to the one that's there. Ms. Miller said. They may have to add the air ventilation systems on either side. Based on that information, she asked if Hubbard Farms would need a site plan review.

Mr. Dalessio asked if there were any new regulations that are based on buildings for chickens. She said she didn't know of any new regulations except that there is a regulation of 45 pounds per square foot on the ceiling. Also, from a welfare issue, there has to be enough water and space, she said.

Mr. Miller asked what did the Board think. Mr. Marcom said, "I don't see any need for a site plan review." Mr. Miller asked if anyone is in agreement. There being no Board member who didn't disagree, Mr. Miller said the plan didn't need a site plan review.

Old Business:

Public Hearing: Avanru Development Group LTD, Lot Line Adjustment – Map 12, Lots 13 and 13-3, commercial district.

Surveyor Joe DiBernardo represented Avanru, which has three lots off of Route 12 near Tractor Supply - the two mentioned in the Lot Line Adjustment and the third is Abenaki Springs. He explained that the configuration of these two lots would change. Lot 13 would shrink to 1.05 acres with 150.01 feet of frontage and Lot 13-3 would increase to 7.35 acres with 247.37 feet of frontage. In addition, there are a couple of easements, one on each lot, both of which would benefit Lot 13-3.

Mr. Marcom had a map and said he didn't understand what Mr. DiBernardo was referencing. Mr. Marcom asked if anything had changed. Mr. DiBernardo said nothing has changed and that the tax map was incorrect. He explained where the current line was and explained where the new line would be and that it would wrap around the pumping station, which is part of the frontage for this lot.

He explained the 20-foot strip that grabs frontage Route 12 for Lot 13-3. The tax map doesn't show frontage on Route 12. Mr. Miller interjected saying it's a legal lot. There are no requirements for depth or width.

In addition, there's an existing sewer line that runs out to the apartments and there's an easement that goes over that, Mr. DiBernardo said. The sewer easement was required by the town when the apartments were built, Mr. Jack Franks said.

Mr. Miller said he knew that and asked if there were any other questions. Being none, he closed the Public Hearing. Mr. Perron made a motion to accept the application as presented. Mr. Aldrich seconded the motion and the motion carried.

Avanru/Fieldstone Civil Engineering: Final information to complete work requirements. This is regarding Map 12, Lot 13 and the conditions the Board in August 2018 put on that lot for approval of an amended Site Plan, Retail Store, Commercial District.

The conditions were:

A new permit from AoT

A sprinkler plan signed off by the Walpole Fire Department

A final design of the building

A final sewage connection planning – catch basin placement

A time frame of one year in which construction must start and construction would be defined as the foundation started. If there is no construction/foundation, he must submit new site plan.

Mr. Franks and Mr. Chad Brannon from Fieldstone Civil Engineering presented. A package was presented with three complete sets of design drawings of the building, an approval letter from AoT, a letter from Mark Houghton agreeing with the architect, Mr. Kevin L. Paton, that a sprinkler system was not required because of the size of the building and the drawings with sewage connection plans.

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Mr. Brannon said he was there to address all the conditions of approval in August 2018. He mentioned all of the above items that were submitted.

Mr. Dalessio said the building permit is in regard to a previous building and Mr. Franks would need to get one for this building. He asked if Mr. Franks had a potential tenant. Mr. Franks said he had three potential tenants but he couldn't say who they were because he signed a nondisclosure agreement. Mr. Miller asked what his time-frame for building was. Mr. Franks said within the next 30 days.

Mr. Dalessio asked how much greens space. Mr. Brannon said 32 percent. The next question was why the new driveway? Mr. Jacks said the access point off of Route 12 would be conducive for the business that may go on that lot and when discussed with DOT they found that the line of sight and the fact that they had re-stripped the road that it was better there than to put a slip lane in there. It also wouldn't require any lights.

Mr. Dalessio noted that the paper work for the driveway permit had the wrong side of the road. Mr Brannon and Mr. Franks said knew about the error and that it would be corrected.

Mr. Franks said he is also hoping that he will have a new tenant for the property in back and said it will be a huge benefit for our community.

Brannon said the design on Map 13 is not going to change. They added a 100-square-foot vestibule on the front. Because of that the ADA ramp was moved a few feet west and a sidewalk around the west side of the building was added. He said this plan has a less impervious cover.

Mr. Dalessio said the entrance is really dark. Mr. Jacks said the photo metrics has been updated. He has had some discussion with Liberty Utilities about a street light and if it's a suggestion from the Board, he would go ahead and ask them. Mr. Miller said that is a suggestion.

Mr. Aldrich asked which way was the building facing. Mr. Brannon said south. Mr. Aldrich asked if you drive in from Red Barn Lane you're looking at the back of the building. Mr. Brannon agreed.

Mr. Dalessio made a motion to approve the amended site plan as presented at the meeting. Mr. Aldrich seconded the motion and the motion carried.

Joe DiBernardo – Correction to Nerrie Lot Line Adjustment map that was approved last month – Mr. Joe DiBernardo said their was a drafting problem. The lots are the same size but when they went to set the pins, the stone wall was actually in a different place.

Mr. Miller said that he originally thought maybe some of the acreage had changed. So he call Jeremy Hockensmith, Town Counsel, and asked if this was an administrative thing or not. If there is a change in acreage you have to go back and have a new Public Hearing to have a clean deed, Mr. Hockensmith said. But this was showing the stone wall in the wrong place.

The stone wall will become the new property line. A new plan shows the wall as is and the pin. Mr. DiBernardo has written to the Cheshire County Registry of Deeds to see if they'll accept the amended plan. If the Registry of Deeds accepts the amended plan, then the Board does nothing. If it doesn't, the applicant has to have another Public Hearing.

Certification 676 allows this. He will submit a new Mylar and there will be a note on the Mylar about what happened. He will let the secretary know what happens.

Catherine Harris and Mark Smith – professional offices and a home at 6 Ames Plaza, Map 12, Lot 55-21, Commercial District.

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Ms. Harris owns Wealth Management & CPAs LLC, located on Route 5 in Westminster Station, Vt. It is a small professional office that serves Vermont and New Hampshire clients equally. The primary services include investments, taxation, CPA services, bookkeeping/payroll and business consulting. It has been operating for nearly six years. There are 4 personnel including Ms. Harris and sometimes an intern or a seasonal person.

The couple have a purchase agreement for the 6 Ames Lane property. Their goal is to build a mixed-use building (residential/commercial mix) on the land that would serve as both the new location of CHS Wealth Management and Catherine and Mark's personal residence. The property would have two driveways. A business driveway with 10 parking spaces and one handicapped space would have vehicles entering from Ames Lane and another driveway entering from Dearborn Circle for their personal use. The building, a modern farmhouse style, would be a two-story building not to exceed 3100 square feet, excluding basement, two car garage and porch.

Ms. Harris believes there is a deed restriction on the property that will need a variance. Board member, Mr. White, lives on Dearborn Circle. He said the deed restriction and covenant on these properties expired for each home at different times. "That's why we got it rezoned," he said. There were a lot of things you couldn't do – put up a clothes line, have a fence, etc. The deed restrictions are gone. So you do not have to get a variance. The two driveways do not connect. There are more problems from the lights in the Plaza, White said.

They do need a site plan. Water and sewer are already available and plenty of green space. Mr. Dalessio suggested they talk to Mark Houghton, Water and Sewer Director, to make sure they know where the water and sewer lines run.

They will have need to get a driveway permit. The couple will be back next month to get an application and request a Public Hearing for a Site Plan Review.

Bill Carmody renovations. Mr. Carmody said he owned a home at the end of Pleasant Street and was doing renovations. He will be changing windows in the front and changing the size of the entry to 8-feet-by-10-feet for a mud room. He was told he had to come before the Planning Board. Mr. Miller said he did not need to come to the Planning Board for those renovations to the house, he just needed a building permit.

Community Solar Project at 310 Main Street – Chris Welcome and Chad Whitaker of Solar Clean Generation in Londonderry will be here to talk about the project at 310 Main Street and answer questions next month. Mr. Welcome canceled on Wednesday afternoon.

Todd Stewart of Solar Power Financial plans a solar array at capped landfill site. The terrain of northern portion is too steep but considering going for a 1 MW facility and power line may be big enough to handle that. The Select Board is handling this matter.

Patricia Rodrigues – Ms. Rodrigues wrote a four-page letter for a motion to reconsider the outcome of the Timothy Graves and Gretchen Fowler subdivision, decided last month. Mr. Miller said the Board has already ruled on the subdivision and if Ms. Rodrigues wanted to go further with her reconsideration, her recourse was to go to Superior Court. She then asked about the Rules of Procedure. Mr. Miller said they are being updated and when finalized, she would get a copy. Her letter will be attached to the minutes and placed in the file.

Mr. Dalessio asked the gentleman who was with Ms. Rodrigues, John Corduff, if he was taping the

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meeting. Mr. Corduff said yes. Mr. Dalessio said he wanted that noted in the minutes.

April Workshop – Tuesday, April 23, 7 pm. Finalize the solar plans for residential and non residential districts. Also the Board needs to decide where the new plans should go in the site plan.

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

Respectfully submitted,
Marilou Blaine
WPB Secretary

Next meeting May 14, 2019

cc: WPB, ZBA, Town Offices, North Walpole Commissioners, The Walpolean.

Posted: Inside the Town Offices, bulletin board outside the Post Office, Town website walpolenh.us..