

**TOWN OF WALPOLE  
MEETING OF THE SELECTBOARD  
APRIL 11, 2019**

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

**CALL TO ORDER:** Mr. Dalessio called this meeting of the Selectboard to order at 6:30 PM in the Walpole Town Hall. He advised that this meeting is being recorded and asked anyone wishing to speak to identify themselves for the record. There were five members of the public in attendance.

**PUBLIC BUSINESS:**

**WALPOLE PLAYERS re: Use of Second Floor After May 15:** Lisa Bryan, President of the Walpole Players, explained that with the Library moving to the second floor they did not have a chance to complete their work on safety issues and would like to do so. Originally she thought the Library was using the second floor for storage. Mr. Dalessio recommended she would have to work all the details out with Mrs. Justine Fafara at the Library and Mrs. Downing in the Selectboard office. The Players will have to coordinate their schedule around other activities on the second floor. They would not be able to work there during the hours the Library is open. Mrs. Pschirrer noted the Library work is expected to start in mid-to-late May. Mr. Dalessio summarized that the priority for use of the second floor is to the Library. Ms. Bryan will let Mrs. Downing or Mrs. Daigle know when they plan on coming in.

**CHESHIRE COUNTY COMMISSIONER – Mr. Jack Wozmak:** Mr. Wozmak wanted to stop in to visit with the Selectboard to let them know what the commissioners are working on. The Selectboard questioned having the Sheriff's Office transport juveniles rather than the local police department. Cheshire County is the only county in the State that does not provide this service. Mr. Wozmak will check with the Sheriff on the history of this. Relative to the concern on the due date of the county taxes from the towns, the county taxes are driven by State statute. The County borrows in anticipation of the towns' taxes and that is paid back by the end of the year. He will confirm this with the finance director. There have been times when a town will pay late, but the interest is high. Historically the County has waived the interest provided the town explains their unforeseen circumstances for being late. Typically the town pays within a week of the due date. Mr. Wozmak mentioned the question of having the county taxes paid twice a year had previously come up. The NH Municipal Association feedback was that the towns like the interest income created from holding the county tax monies. It would take legislation at the State level to change how the taxes are paid to the County. Mrs. Pschirrer pointed out that the towns assume they will have to continue to pay for the project at Maplewood. What else does Mr. Wozmak anticipate will arise to drive up the County taxes? Mr. Wozmak does not see anything for the new jail. The Court House renovations were mostly done with federal dollars. They are renting a part of the jail to the Feds; it helps offset expenses. Mrs. Pschirrer asked what percentage remains empty. Mr. Wozmak said the Commissioners get a census report every week. Mrs. Pschirrer asked about the old jail property. Mr. Wozmak replied the farm land is leased; the old jail building was demolished. Mr. Dalessio asked how much other property is available. Mr. Wozmak said they still own about 110 acres+/- . The delegation has been historically concerned about the land; the County has owned for over 200 years. People still occasionally give them land. They probably have income of \$30,000-to-\$40,000 from harvesting the forests. The three commissioners have an interest in the fact that their budgets have tripled over the last 25 years. It is not all County spending. It is because of the retirement costs, etc. In 1998 there was no cost in operating Maplewood; this year it is about \$2,500,000. It's a property that taxpayers have to subsidize. The State keeps reducing the benefits the towns used to receive. Mr. Dalessio mentioned the State gave the towns the authority to have extra local taxes such as an extra \$5.00 for car registrations, etc. Mrs. Pschirrer pointed out that the town gets letters about having Keno; the State has approached owners of some restaurants in Town. Mr. Wozmak mentioned the State's Ten-Year Plan and

the red-listed bridges. Yet there is no sustainable plan for the highways, bridges, etc. The State continues to push funding back to the towns. Ms. Mayberry mentioned the State is using their toll money to offset their match to the federal government. Mrs. Pschirrer advised they need to have elected officials who will look at things realistically. Mr. Wozmak wants them to consider the property tax as much as everything else they talk about. The State surplus comes from the towns' property taxes. Property taxpayers need a stronger voice in pushing the State to have a more sustainable and realistic way to fund government. Mr. Wozmak will keep the Selectboard informed on their continuing work with the NH Municipal Association. Mrs. Pschirrer mentioned we need leadership and who will stand-up to attempt to solve these problems. Mr. Wozmak will try to raise a voice and, if at the end of the day, taxpayers know more about where their property taxes are going then we have achieved something. Put some pressure on the State to think more about this. Ms. Mayberry is aware of the fact that this conversation is happening in different places as it came up during the Fall Mountain Regional School District Deliberative Session this year.

**WALPOLE ZONING ORDINANCE – Motor Vehicle Recycling Yards and Junk Yards:** Mr. Richard O'Brien and Mr. David Edkins were present to discuss the Walpole Zoning Ordinance on Motor Vehicle Recycling Yards and Junk Yards. They are concerned about the junk yard in the Industrial Park. There is no question that it is an auto repair business with a junk yard/an automotive recycling yard. It should be regulated as a junk yard and go through the process for a Junk Yard Permit. There are at least 50-to-100 junk cars on the property. Mr. Edkins distributed copies of excerpts from the Town's Zoning Ordinance which refers to RSA Chapter 236. Mrs. Pschirrer ask for specifics. Were they discussing Dexparts? Mr. Edkins confirmed it is. Mr. Dalessio advised there would be no decision made at this meeting. The Selectboard will review previous meeting minutes. Mr. O'Brien and Mr. Edkins are requesting the Selectboard enforce the Town and State regulations governing junk yards. Mrs. Pschirrer asked if Mr. Edkins would apply this to other locations in town? Mr. Edkins replied "absolutely". Mr. Dalessio summarized that after the Selectboard reviews the history, they will provide a written response to Mr. O'Brien and Mr. Edkins. Mr. O'Brien asked when they might expect a response. Mr. Dalessio said about three weeks as they are working on several other issues.

**BILL CARMODY:** Mr. Carmody plans to submit a building permit on a house he owns on Pleasant Street. The contractor is ready to do some window work. However, Mr. Carmody is still working on his renovation plans and is not ready to fill out the building permit. Mr. Dalessio advised that window work can be done now as he is not changing the footprint of the house. Due to the fact that his renovations will be under 100 square feet, Mr. Carmody will not need a building permit.

**ACCOUNTS PAYABLE:**

Ms. Mayberry moved to accept the Accounts Payable Check Register in the amount of \$35,371.58 for checks issued April 12, 2019. Mrs. Pschirrer seconded. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

The above amount includes a payment in the amount of \$28,330.79 to the NH Retirement System.

**PAYROLL:**

Ms. Mayberry moved to accept the Payroll Check Register for the week ending April 6, 2019, in the amount of \$27,872.94 for checks issued April 12, 2019, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$5,577.07. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**SELECTBOARD MEETING MINUTES:**

**SELECTBOARD MINUTES – April 4, 2019:** Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of April 4, 2019, as submitted. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the Minutes were approved.

**REFUND:**

**MAP and LOT #028-012-000** Ms. Mayberry moved to grant the Property Tax Refund in the amount of \$5.43 for Map and Lot #028-012-000. This is due to an overpayment. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**ABATEMENTS:**

**MAP and LOT #009-028-001:** Ms. Mayberry moved to grant the Abatement for a Property Tax Refund in the amount of \$116.55 for Map and Lot #009-028-001 as recommended by Avitar Associates. The land condition was reduced due to the location on a Class VI Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**MAP and LOT #014-011-002:** Ms. Mayberry moved to deny the Abatement Request for a Property Tax Refund for Map and Lot #014-011-002 as recommended by Avitar Associates. The appraiser did not adjust the non-Walpole comparisons to reflect Walpole’s superior location. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**MAP and LOT #020-012-000:** Ms. Mayberry moved to deny the Abatement Request for a Property Tax Refund for Map and Lot # 020-012-000 as recommended by Avitar Associates. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**MAP and LOT # 028-129-000:** Ms. Mayberry moved to deny the Abatement Request for a Property Tax Refund for Map and Lot #028-129-000 as recommended by Avitar Associates. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**TIMBER TAX WARRANT:**

**MAP and LOT #002-012-000:** Ms. Mayberry moved to approve the Original Warrant, Yield Tax Levy, and the Certification of Yield Taxes Assessed, Operation Number 18-461-004-T for Map and Lot #002-012-000 in the amount of \$295.05. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**GRAVEL TAX WARRANT:**

**MAP and LOT #001-016-002:** Ms. Mayberry moved to approve the Original Warrant, Gravel Tax Levy, in the amount of \$25.20 for Map and Lot #001-016-002. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**VETERANS PROPERTY TAX CREDIT:**

**MAP and LOT #030-013-000:** Ms. Mayberry moved to grant the Veterans’ Property Tax Credit for the current owner of Map and Lot #030-013-000. This is due to a change in ownership name. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**TIMBER INTENT:**

**MAP and LOT #008-033-000:** Ms. Mayberry moved to approve the Notice of Intent to Cut Wood or Timber for Map and Lot #008-033-000 for property located off Wentworth Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**EXCAVATION INTENTS:**

**AP and LOT #001-016-002:** Ms. Mayberry moved to approve the Notice of Intent to Excavate for Map and Lot #001-016-002. This is located off Wentworth Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**MAP and LOT #012-073-000:** Ms. Mayberry moved to approve the Notice of Intent to Excavate for Map and Lot #012-073-000. This is located off the Old Drewsville Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**MAP and LOT #001-010-000:** Ms. Mayberry moved to approve the Notice of Intent to Excavate for Map and Lot #001-010-000. This is located off Industrial Drive. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**BUILDING PERMITS:**

**DAVID H. RAMSEY, 21 Alstead Center Road, Map and Lot #025-021-000:** Ms. Mayberry moved to grant Building Permit No. 2019-07 for David H. Ramsey to erect a “24’ x 14’ Reeds Ferry Shed” at 21 Alstead Center Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**LEON F. JONES, 805 Wentworth Road, Map and Lot #002-009-001:** Ms. Mayberry moved to grant Building Permit No. 2019-08 for Leon F. Jones to erect a “43’ x 30’ Arch Profile Building” at 804 Wentworth Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**AVANRU DEVELOPMENT GROUP Ltd, 504 Main Street, Map and Lot #012-013-000:** Ms. Mayberry moved to grant Building Permit No. 2011-48 Amended for Avanru Development Group Ltd, to “Construct a 1 story 130’ x 70’ commercial retail store front building as approved by the Planning Board on April 9, 2019”. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**OLD BUSINESS:**

**Appointment Notice:** The Selectboard approved and signed the Appointment Notice for Mr. Gary Speed as an alternate member on the Walpole Conservation Commission. The term of office is for three years from March 2019 through Town Meeting March 2022. This was approved at the last Selectboard meeting on April 04, 2019.

**Special Town Meeting:** The Selectboard reviewed the Warrant text for the Special Town Meeting – 2019 Warrant and Budget - on Thursday, April 25, 2019, at 6:00 PM in the Walpole Town Hall. Mrs. Cindy Westover will be in attendance at this Special Town Meeting as the Supervisor of the Checklist.

**NEW BUSINESS:**

**Recreation Revolving Fund Request for Sports Clinic T-Shirts:** Ms. Mayberry moved to approve the request of the Recreation Department to purchase Soccer/Basketball Clinic T-shirts from Grizzly Graphix for the amount of \$847.00. This amount will be taken out of the Recreation Department’s Revolving Fund. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**Recreation Revolving Fund Request for Soccer and Basketballs** Ms. Mayberry moved to approve the request of the Recreation Department to purchase Soccer and basketball balls from BSN Sports for the amount of \$435.94. This amount will be taken out of the Recreation Department's Revolving Fund. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**Document Control:** Mr. Dalessio advised that they need to put better document control processes in place. Some documents are scattered around in different departments. Any agreement has to be attached to the purchase order in the Finance Department and/or property file.

**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. Mrs. Pschirrer seconded the motion and, on a roll call vote with Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved at 7:40 PM. The regular Selectboard meeting resumed at 7:45 PM.

Ms. Mayberry moved that the Minutes of the Non-Public Selectboard Session of April 11, 2019, be sealed. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

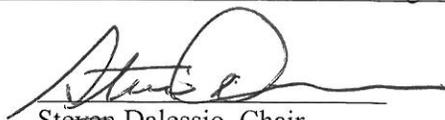
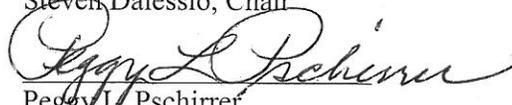
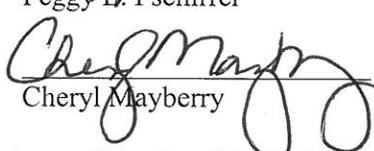
**RECESS SELECTBOARD SESSION:**

Ms. Mayberry moved to recess this Selectboard Session. The Selectboard will enter into a meeting as the Hooper Trustees. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved. The regular Selectboard meeting resumed at 7:55 PM.

**OTHER BUSINESS:**

**Department Managers:** Ms. Mayberry asked what their expectations are when a department manager will not be working. Mr. Dalessio feels a department manager should notify two people when they expect to be out: 1) the second person in charge (contact person), and 2) Mrs. Sarah Downing in this office. Mrs. Pschirrer noted some departments have a designated second person in charge. Ms. Mayberry will follow-up with Mr. Hoy at Recycling Center.

**ADJOURNMENT:** Ms. Mayberry moved to adjourn this Selectboard meeting. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, meeting adjourned at 7:58 PM. Respectfully submitted,  
Regina Borden, Recording Secretary:

  
Steven Dalessio, Chair  
  
Peggy L. Pschirrer  
  
Cheryl Mayberry

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the April 18, 2019, Selectboard meeting.)