

**TOWN OF WALPOLE
MEETING OF THE SELECTBOARD
MAY 9, 2019**

Selectboard Meeting: 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 three members of the public in attendance.

PUBLIC BUSINESS:

PETER and KARA DEXTER re: SALVAGE/JUNKYARD COMPLAINT: Peter and Kara Dexter were present. Mrs. Dexter stated they were responding to the complaint from Mr. O'Brien and Mr. Edkins during the Selectboard meeting on April 11, 2019, regarding "Motor Vehicle Recycling Yards and Junk Yards" specifically their business "Dexpart" located at 31 Industrial Park Drive. She distributed copies of a document that included several RSAs plus their definitions. Dexpart is not a junk yard or automotive recycling yard. Ninety-two point fifty-eight percent of Dexpart's annual gross income in 2018 was derived from motor vehicle mechanical service, the reconditioning and restoration of motor vehicles, and the sale of motor vehicle parts. By this definition, Dexpart is a motor vehicle business. Dexpart is a repairer as they are principally engaged in the motor vehicle business as defined in NH RSA 259:60-a. Dexpart does not purchase motor vehicles. They are not engaged in the business of buying secondhand motor vehicles for the purpose of taking them apart.

Dexpart obtained a Special Exception from the Zoning Board of Adjustment in September 2018 to operate a motor vehicles business, as defined in NH RSA 259:60-a, in the Industrial Zone. Mr. Anderson made a motion to approve the Special Exception on two conditions. The first condition being that Dexpart would continue to maintain the buffer on the property as it current exists. The second condition being that Dexpart continues to use the Department of Environmental Services (DES) Best Practice Guidelines for the automotive repair shop. Both are conditions they would have done regardless. They have compiled with all requirements the Town of Walpole has asked and will continue to do so. At the Zoning Board meeting in September, Mr. Dexter stated he is planning on streamlining inventory and reducing the number of cars on the property. They took 12 vehicles to the scrap metal yard before the end of December 2018. They have 19 more set aside for removal this summer. They are not operating as a junkyard as defined in RSA 236, nor do they have any intention or desire of doing so.

There was discussion pertaining to the number of vehicles on the property at this time. Mr. Dalessio felt there were more vehicles than the Selectboard expected would be there. Mrs. Dexter said as of yesterday they had 116 vehicles on the property. She broke that number down by categories as described in the RSAs. Mr. and Mrs. Dexter personally own 13 vehicles; 3 vehicles are shop vehicles. Mr. Dexter said this number is high at this time of the year as people are bringing their vehicles out of storage; most have to be checked and inspected in April, etc. The number of vehicles changes daily depending on the number dropped off and those picked up. The layout at the other building was different than at this building. They moved in the winter. They are still getting settled in and trying to recover some lost revenue. Mrs. Dexter mentioned they will have another employee this summer which will be a help.

Mrs. Pschirrer noted the substantive part of their argument is that they are a motor vehicle repair site and not a recycling center. Mrs. Dexter said their business is not to dismantle secondhand used motor vehicles. Mr. Dalessio said there are still 100+ vehicles on the property depending on who owns them. Is there anything they could do to reduce that number? Mrs. Dexter said they will dispose of 19 more. Mr. Dexter said all these things are happening. Mr. Dalessio mentioned having a fence / trees for screening. Mrs. Dexter replied they are still considering fencing; they also like trees. They are also trying to run a

business and generate income. They are working on these things every day. Mr. Dexter said it takes time and money.

Ms. Mayberry understands it is a process. People going by see the large number of vehicles on the property, yet they are trying to be responsible and trim that number down. Mrs. Pschirrer does not believe they are running a junk yard for old cars nor should they need a license for one. They are a car repair business. They need to screen in the business and control the number of cars they have because the abutter will attend another Selectboard meeting. There was discussion on a reasonable number of vehicles on the property. Ms. Mayberry said three types of vehicles: 1) the vehicles the Dexters own; 2) vehicles with long-term repairs; and 3) shorter turn-over vehicles. Mr. Dexter said there are also some vehicles newer than 2000 which require a title; some vehicles were abandoned. Mr. Dexter feels all our goals are the same; to have the property look nice and to not pollute the ground. Mr. Dalessio said about 56 cards are in the so-called “gray area”. He recommended reducing the number of so-called “gray area” vehicles by 25 vehicles by October 1st. Their personal property is theirs. Mr. Dexter will try to work on some paperwork to obtain titles or Mechanics Liens. Mrs. Dexter does not have a problem with Mr. O’Brien wanting them to do things properly because we all should be doing things properly. Their goal is to reduce the number of vehicles and to add screening.

REBECCA SETHI re: FMRSD SCHOOL BOARD’S ARTICLES OF AGREEMENT

COMMITTEE: Mrs. Sethi had sent a letter to the Selectboard pertaining to the Articles of Agreement. She met with Mr. Sam Jacobs last week and plans to meet with Mr. Steve Varone next week. She is working on the process. Within their committee, they can appoint a Selectperson. She felt everyone should write letters outlining what they are bringing to the table; education and experience. Mrs. Pschirrer had submitted a letter indicating her interest to be on this committee. Mrs. Sethi has to schedule something with Alstead and Acworth. Mr. Dalessio asked if the Articles of Agreement Committee would be able to meet with Mr. Varone. Mrs. Sethi said they could if everyone wants to do that. Copies of past Articles of Agreement studies were distributed. There has been discussion about declining enrollment in the schools, affordable housing, elderly population, etc. Mrs. Pschirrer mentioned that Walpole has the oldest population in Cheshire County. The results of the survey being done by SWRPC will be beneficial. The next Joint Meeting will be on Tuesday, May 28th at 6:30 PM. Mr. Dalessio outlined what topics he would like to discuss at the Joint Meetings including what does our future look like and issues the voters want to hear about like controlling costs. When he tells people the cost of Walpole’s education is \$563,000 per month they are surprised because they knew it was costly, but had not realized it was that much money.

RECESS SELECTBOARD MEETING:

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

The regular Selectboard meeting resumed at 8:00 PM.

ACCOUNTS PAYABLE:

Ms. Mayberry moved to accept the Accounts Payable Check Register in the amount of \$96,997.97 for checks issued May 10, 2019. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

The above amount includes a payment in the amount of \$41,801.61 to the NH Retirement System.

PAYROLL:

Ms. Mayberry moved to accept the Payroll Check Register for the week ending May 4, 2019, in the amount of \$37,535.06 for checks issued May 10, 2019, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$8,493.81. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

SELECTBOARD MEETING MINUTES:

SELECTBOARD MINUTES – May 2, 2019: Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of May 2, 2019, as submitted. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the Minutes were approved.

NON-PUBLIC SELECTBOARD SESSION – May 2, 2019: Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard session of May 2, 2019, as submitted. These Minutes will remain sealed. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the Minutes were approved.

COMMITTEE REPORT:

The Selectboard received and reviewed Minutes of the following meeting:

- Conservation Commission Minutes – April 1, 2019.

TIMBER TAX WARRANT:

MAP and LOT #003-031-000: Ms. Mayberry moved to approve the Warrant, Yield Tax Levy, and the Certification of Yield Taxes Assessed in the amount of \$746.83 for Operation #18-461-016-T, Map and Lot #003-031-000 located off Old Stage Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

PROPERTY TAX ABATEMENTS:

MAP and LOT #003-037-000: Ms. Mayberry moved to grant the Property Tax Abatement for Map and Lot #003-037-000 for Tax Years 2013, 2014, 2015 and 2016 in the amount of \$5,291.91. In accordance with Mrs. Sandra Smith, Tax Collector, this property is protected by foreclosure status and taxes must be written off. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

MAP and LOT #007-026-000: Ms. Mayberry moved to deny this Request for a Property Tax Abatement for Map and Lot #007-026-000. Avitar Associates found this assessment to be fair and equitable. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

MAP and LOT #009-062-001: Ms. Mayberry moved to grant this Property Tax Abatement for Map and Lot #009-062-001 in the amount of \$1,281.03. Avitar Associates advised the view of the property was reduced from panoramic to wide and the depth of the view was also lowered from Top75 to Top50. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

TIMBER INTENTS:

MAP and LOT #015-018-000: Ms. Mayberry moved to approve the Notice of Intent to Cut Wood or Timber for Map and Lot #015-018-000 Access will be 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 #015-021-000: Ms. Mayberry moved to approve the Notice of Intent to Cut Wood or Timber for Map and Lot #015-0210000. Access will be from Alstead to a back lot. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

BUILDING PERMIT:

SHERRY McGUIRK, 257 Valley Road, Map and Lot #013-016-000: Ms. Mayberry moved to grant Building Permit No. 2019-12 for Sherry McGuirk to build a “28’ x 30’ Deck” at 257 Valley Road, Map and Lot #013-016-000. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio favor, the motion was approved.

CHRISTIAN and HOLLY GOWDY: Mr. Dalessio talked to Mr. Gowdy about building a temporary structure with no foundation. It is to allow their cows to have cover during the winter. The question is if a building permit is required. It is not covered in the building permit definitions. The structure would be taxed.

Mrs. Pschirrer moved that Mr. and Mrs. Gowdy do not require a Building Permit because the Town’s definitions do not match anything they are going to build. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Mr. Dalessio advised that within the next 120 days, temporary structures will be defined and added to the building permit process.

OLD BUSINESS:

Trivantus Payroll Services Quote: The Selectboard acknowledged receipt of the proposed quote from Trivantus Payroll Services. Mr. Dalessio felt if it was something they want to pursue. He would like Mrs. Downing to make arrangements for the demo. Mrs. Pschirrer questioned if they should include the summer employees as well or whether the Selectboard Office would continue to handle them. Ms. Mayberry felt they should not include the summer employees because they are only here a couple months of the year; there would be a fee for having them in the system. Mrs. Downing advised the Town has close to 47 full-time and part-time employees. There was a consensus of the Selectboard to have Mrs. Downing make arrangements with Mr. Kreissle to have the demo. The demo will include Mr. Kreissle, Mrs. Downing, Mrs. Daigle and Selectboard members as available. Summer employees will be excluded from the plan. Following the demo a decision will be made on the Trivantus Payroll Services.

E.E. Houghton Invoices: Ms. Mayberry moved to approve the E.E. Houghton invoices for Water and Sewer. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Tax Collector Deeded Properties – Next Step: The Selectboard received a legal opinion from the NH Municipal Association regarding Tax Collector Deeded properties. This discussion will be continued at a future meeting pending receipt of additional research.

Ruggerio Processing Facility LLC Letter – Response Status: Mr. Dalessio noted a letter had been sent to Ruggerio Processing Facility LLC through Attorney Hockensmith. If they make any changes, Ruggerio Processing is to come back before the Zoning Board for permission. Mr. Dalessio will follow-up with Attorney Hockensmith.

Former Landfill Site Visit re: Solar Farm/Array: Mrs. Downing will be meeting with Mr. Todd Stewart of Solar Power Financial to look at the former landfill site for a possible solar farm/array on Friday, May 10th at 2:00pm. Hopefully, Mr. Gary Patch, the Plant Manager, will be able to give them the tour. The Town property is located between the two pits. Mr. Dalessio advised that, going forward, solar farm/arrays should be forwarded to Mr. Jeff Miller of the Planning Board. Ms. Mayberry suggested that Mrs. Downing invite Mr. Jeff Miller to participate in this tour.

Walker Road Open House: The Selectboard approved the request to use the Town's portable speaker and microphone for the Walker Road Open House. Mr. Merklein's request to use metal chairs from the Town Hall was also approved. This event will be held on Saturday, May 11th from 11:00 am until 2:00pm.

NEW BUSINESS:

Vachon Clukay & Co. Invoice: Mrs. Pschirrer moved to authorize payment of the contract amount of \$12,500 to Vachon, Clukay and Company for the audit of financial statements for 2018. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Police Dept. Revolving Fund Request: The Police Department is requesting a withdrawal of funds from their Walpole Police Revolving Fund for the purchase of (1) Radio Hardware Upgrade. They frequently communicate with Bellows Falls and other communities who are using a different frequency. Mrs. Pschirrer recommended that Police Chief Paquette include money in next year's budget for new radios. Mrs. Pschirrer moved to approve the Police Department's request to purchase (1) Radio Hardware Upgrade in the amount of \$1,300.00. These funds will be taken out of the Police Revolving Fund. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Complete Street Grant Notice: Mr. Dalessio acknowledged receipt of a notice from the Southwest Regional Planning Commission (SWRPC) on the 2019 Monadnock Region Complete Streets Implementation Grant. This notice was turned over to the Planning Board. They are considering building a sidewalk from the Fire Station to the Elementary School.

NHDOT Notice of Resurfacing Roadways Meeting: A notice was received from the NH District Construction Engineer that they will be resurfacing various Tier, 2, 3 and 4 roadways in District 4. A Pre-Construction Conference is scheduled for Thursday, May 16, 2019 at 10:00 am in the District 4 Conference Room in Swanzey. The Highway Department is aware of this meeting.

DARE Graduation Ceremony: The DARE Graduation Ceremony for 6th graders is scheduled for Tuesday, May 14th, at 1:30 pm at the Walpole Elementary School. Selectboard members plan to attend.

Thank You Note from CVTC: A thank you note was received from the CVTC for the Town's continued support with their donation of \$2,300.00. Mrs. Pschirrer mentioned that Walpole has several drivers who participate.

Thank You Note for Donation of Hosta Plants: A thank you note was sent to Marilyn Wilking for the donation of hosta plants that were planted around the Holiday Tree. We are now seeking donations of Stella de Oro day lilies to plant in the same area.

RECESS SELECTBOARD MEETING:

Mrs. Pschirrer moved to recess this Selectboard meeting. The Selectboard will enter into a meeting as the Hooper Trustees. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved at 8:46 PM.

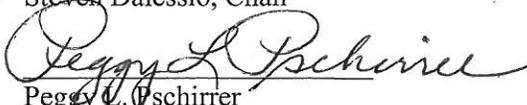
The regular meeting resumed at 8:57 PM.

ADJOURNMENT:

Ms. Mayberry moved to adjourn this meeting. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the meeting was adjourned at 8:58 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 May 16, 2019, Selectboard meeting.)