

**TOWN OF WALPOLE
MEETING OF THE SELECTBOARD
SEPTEMBER 26, 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 this meeting is being recorded and asked anyone wishing to speak to identify themselves for the record. There were four visitors in attendance.

PUBLIC BUSINESS:

BUILDING PERMIT: Mr. Ralph Smith advised that his son, Mr. Peter Smith, is his spokesman. Mr. P. Smith reported that his father and brother went to the Planning Board. They want to convert a garage in back of Mr. R. Smith's dwelling into a living facility. The conversion allows Mr. P. Smith to be closer to assist his mom and dad. The Planning Board passed it onto the Zoning Board. They approved the two variances. He now needs to apply for a building permit to allow the construction to start. Mr. Dalessio mentioned there is a question on the sewer connection. Mr. P. Smith replied that everybody involved has verbally agreed to the connection. The legal documents are being drawn up. He has talked with Mr. Mark Houghton. Mr. Dalessio said as soon as that is cleared up, they can come back to apply for their building permit.

DAVID EDKINS and RICHARD O'BRIEN: Mr. Edkins stated they got the letter from the Selectboard regarding Dexpart, but he is still puzzled by it. They thought the Selectboard was going to ask Attorney Hockensmith for a "legal opinion" but not a statement beginning with "As a practical matter". The solution does not seem to have any basis in State law or our regulations; it just says "don't worry about the rules". This seems to be just a suggestion as a layman from Attorney Hockensmith. Mr. Dalessio asked how they get beyond "Attorney-Client Privilege". There were portions of the document they were not able to share with the public. Mr. Edkins said but there does not appear to be any legal advice in this. Mr. Dalessio stated Attorney Hockensmith was unable to go either way. He did send Attorney Hockensmith photos of the property. He googled earth and got some aerial photos. Mr. Dalessio also sent other information from Mr. Edkins, Mr. O'Brien, Dexpart and the Selectboard. At the end, this was Attorney Hockensmith's conclusion. Mr. Edkins said to sum this up, it is the Selectboard's determination that there is no junkyard facility included with the Dexpart operation and therefore does not require a permit. Mr. Dalessio concurred that the Selectboard agrees. They are enforcing the letter they sent to Dexpart and recently they were sent a reminder letter. The Selectboard just received a letter from the Dexpart attorney late this afternoon. They have not yet had the opportunity to read it. Mr. O'Brien said just for the record they may not see the correspondence between the Selectboard and their attorney. Mr. Dalessio said it is considered "Attorney-Client Privilege". Mr. O'Brien noted so they will not tell the Town taxpayers what it says. Mr. Dalessio noted that is what it implies. Mr. O'Brien asked if they can see the Selectboard's correspondence to the attorney. Mr. Dalessio replied "not at this time"; they will check on this but he has no problem with it. Mr. O'Brien said okay, if this is the way the Selectboard stands on this. Their letter of May 23rd stated there are 16 cars, more or less, that are privately owned by the Dexters. Therefore, it is the Selectboard's opinion that anybody in Town can have 16 unregistered vehicles on their property if they own it. Mr. Dalessio questioned "unregistered" in their letter. Mrs. Pschirrer noted they are not saying that. This was not addressed to every property owner in Town. Mr. O'Brien asked what the difference would be. Mrs. Pschirrer said it depends on the individual and what is going on. Mr. Dalessio advised they are not going to answer that question right now. Mr. O'Brien feels they are picking-and-choosing what they want to do. He referenced RSA 236:112. This RSA states they can only have two unregistered vehicles on a property. It is the Selectboard's opinion that Mr. Dexter can have 12, Mr. Edkins can have 75 and someone else can have 50 vehicles. Mrs. Pschirrer replied that she

will not be cornered by saying that to please Mr. O'Brien. Mr. Dalessio summarized that all this will be in the minutes of this meeting. Mr. Edkins asked if Dexpart has made any progress in cleaning up the property. Mr. Dalessio replied their attorney indicates in his letter that they have already removed 19 vehicles from the property. Mr. Dalessio said their agreement indicated October 1st. Mr. O'Brien said the agreement included moving vehicles to the back of the Dexpart property, which is against Mr. O'Brien's property line. Mr. Edkins said reducing the size of a junkyard from 116 cars down to 90 cars does not address the issue. It is still a junkyard with 90 cars. Mr. O'Brien does not understand how E.W. Salvage – he realizes they crush cars and do different things – needs a junkyard permit. Dexpart is making a living on selling parts off cars. He does not understand the difference. He thinks this will go nowhere because you folks will not enforce the rules. Mr. O'Brien advised he is on a mission to clean up the Walpole Industrial Park, that has never been an industrial park. If this was three miles north of where it is, there would be hell to pay. It is out-of-control down there. Mr. Dalessio pointed out that this will all be duly noted in the minutes. It is their right and privilege to express their opinions/concerns.

ACCOUNTS PAYABLE:

Ms. Mayberry moved to accept the Accounts Payable Check Register in the total amount of \$18,103.12 for checks issued September 27, 2019. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

There was a consensus of the Selectboard to hold the check in the amount of \$10,000 to the Springfield Fence Company pending clarification of the procedure.

PAYROLL:

Ms. Mayberry moved to accept the Payroll Check Register for the week ending September 21, 2019, in the amount of \$28,548.90 for checks issued September 27, 2019, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$5,847.44. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Two payroll tax transfers were signed.

SELECTBOARD MEETING MINUTES:

SELECTBOARD MINUTES – September 19, 2019: Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of September 19, 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 – September 19, 2019: Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard session of September 19, 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.

STAFF MEETING – September 19, 2019: Ms. Mayberry moved to accept the Minutes of the Staff Meeting of September 19, 2019, as submitted. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the Minutes were approved.

COMMITTEE REPORTS:

The Selectboard received and reviewed Minutes of the following meeting:

- Walpole Zoning Board of Adjustment – September 18, 2019.

TIMBER TAX WARRANT:

MAP and LOT #011-014-000: Ms. Mayberry moved to approve and sign the Original Warrant, Yield Tax Levy, The State of New Hampshire, for Map and Lot #011-014-000 in the amount of \$690.80. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

BUILDING PERMITS:

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

2019-33, LORRAINE HOLDINGS LLC, 6 Ames Plaza Way & 60 Dearborn Circle, Map and Lot #012-055-021: Ms. Mayberry moved to grant Building Permit No. 2019-33 for Lorraine Holdings LLC to construct a “60’ x 26’ Two Story Light Commercial/Residential Building as approved by the Planning Board on June 11, 2019”. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

2019-34, VERIZON WIRELESS, 88 Scovill Road, Map and Lot #003-082-CL3: Ms. Mayberry moved to grant Building Permit No. 2019-34 for Verizon Wireless to “Replace 12 Antennas on Existing Cell Tower” at 88 Scovill Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

2019-35, LEO BLAIR & JUDITH TRESCHUK, 70 Whitcomb Road, Map and Lot #025-010-000: There was a consensus of the Selectboard to hold Building Permit 2019-35 pending receipt of a survey map of the property.

OLD BUSINESS:

Dexpart: The Selectboard acknowledged receipt of a letter from the Dexpart attorney. It stated that Dexpart removed 19 cars from the property.

Old Stage Road Type of Discontinuance: This agenda item was put on-hold pending the letter from Mr. Dalessio.

Congratulatory Letter to Chamberlain Machine: Ms. Mayberry moved to approve and sign the congratulatory letter to Chamberlain Machine acknowledging the National 2019 Small Business Environmental Stewardship Award. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Hiring and Exit Procedures: Ms. Mayberry moved to table approval of the Hiring and Exit Procedures until the next meeting. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

MS-1 Update: Mrs. Pschirrer moved to approve and sign the 2019 MS-1, Walpole Summary Inventory of Valuation. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Due to solar features being added and then exempted, updated MS-1 and MS-IV were requested by the Department of Revenue Administration (DRA). Mrs. Downing signed the 2019 MS-1V, Walpole Fire Summary Inventory of Valuation.

PENDING FURTHER ACTIONS:

Citizen's Complaint 2019-03: Mr. Dalessio acknowledged receipt of Citizen's Complaint 2019-03. This issue was taken care of this morning. The vines and branches were removed from the dead-end sign on Brady and Birch Streets. Bamboo brush was cut off the sides of the road.

Citizen's Complaint 2019-02 Letter: Mr. Dalessio will draft a response letter.

Tax Deeded Properties: Mr. Dalessio continues to work with Attorney Hockensmith about the Tax Deeded Properties.

Ramsay Hill Right-of-Way: This continues to be on-hold as we are waiting for documents from the attorney.

New Reuse Center: Plans are being worked on for the new Reuse Center.

Alstead Center Road Weight Limit: Mr. Dalessio will be giving Mrs. Downing addresses for the letters reminding people of the road weight limit.

Air Conditioning for Second Floor of Town Hall: The Players will be discussing this agenda item.

NH Association of Assessing Officials 2020 Election Ballot: Mrs. Pschirrer moved that the Chair of the Selectboard, Steven Dalessio, sign the NH Association of Assessing Officials 2020 Election Ballot. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Cemetery Deeds D464 & D465 and D467 & D468: Ms. Mayberry moved to approve the Cemetery Deeds for Lots #D464, D465, D467 and D468. These lots are being transferred within a family. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

2020 Planning and Land Use Regulation Manual: New 2020 Planning and Land Use Regulation Manuals will be ordered for Mrs. Pschirrer and Ms. Mayberry. Mr. Dalessio has a 2019 copy. He will pass on a new one for now.

Town Hall Door Locks: The Selectboard acknowledged receipt of a memo and specifications from Mr. Rich Kreissle regarding new locks/security for the Town Hall. They are waiting to hear back from Mr. Mark Houghton regarding fire code requirements.

Thanksgiving and Christmas Week Selectboard Meeting Dates:

Thanksgiving Week: Mrs. Pschirrer moved to change their regular Selectboard meeting from Thursday, November 28th, 2019, at 6:30 PM to Wednesday, November 27th, 2019, at 8:00 AM. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Christmas Week: Mrs. Pschirrer moved that the Selectboard not have a meeting on Thursday, December 26th, 2019, during the week of Christmas. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Payroll: Mrs. Pschirrer moved to authorize Mrs. Sarah Downing to approve and sign the Payroll Check Register dated December 27, 2019. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

OTHER BUSINESS:

Broadband Committee: Mrs. Pschirrer reported that the Broadband Committee is not meeting this week. They would like to come in to a Selectboard meeting on October 3rd to go over their Request for Proposals (RFP). She recommended they be here at 6:30 PM. Mrs. Pschirrer will email the RFP to Mr. Dalessio and Ms. Mayberry ahead of time. Attorney Hockensmith has approved it.

Brownfields Request for Proposals: Mrs. Pschirrer advised that the deadline for RFPs for the former Central Plating property are due on October 4th, 2019.

Arch Bridge Meeting: Ms. Mayberry pointed out that if the Broadband Committee attends a meeting on October 3rd that is the same night there will be an NH DOT Arch Bridge presentation in the Town Hall. This meeting will start at 6:00 PM and is expected to be about a half-hour.

Town of Rockingham Select Board: Ms. Mayberry mentioned the meeting Mr. J.B. Mack would like to schedule with the Town of Rockingham Select Board and the Walpole Selectboard. They were going to meet to discuss the Vilas Bridge and the Great River Hydro Dam. The meeting in Rockingham on October 1st was cancelled. There was a consensus to try to schedule this meeting in Walpole on a Thursday; October 10th would be first choice. If not agreeable, October 31st could be suggested. The preferred start time is 5:30 PM. If not workable, try for 6:00 PM.

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 and (c) Reputations. 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 7:48 PM.

The regular Selectboard meeting resumed at 7:58 PM.

Ms. Mayberry moved that the Minutes of the Non-Public Selectboard Session of September 26, 2019, be sealed. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

RECESS SELECTBOARD MEETING:

Ms. Mayberry moved to recess this Selectboard meeting. 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 8:25 PM.

ADJOURNMENT: Ms. Mayberry moved to adjourn this Selectboard meeting. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the meeting was adjourned at 8:26 PM.

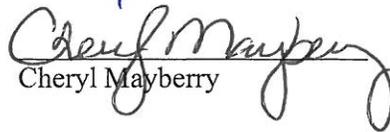
Respectfully submitted,
Regina Borden, Recording Secretary



Steven Dalessio, Chair



Peggy L. Pschirrer



Cheryl Mayberry

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the October 3, 2019, Selectboard meeting.)