

**TOWN OF WALPOLE
MEETING OF THE SELECTBOARD
OCTOBER 3, 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 six visitors in attendance.

PUBLIC BUSINESS:

BROADBAND COMMITTEE PRESENTATION AND REQUEST FOR PROPOSALS: Mr. Paul Looney, Mr. Rod Bouchard and Mr. Bob Anderson, members of the Broadband Committee, were present. Mr. Dennis Marcom, Mr. Dick Hill, and Mr. Steve Grenier, also members of the Broadband Committee, were unable to attend. Mr. Looney distributed copies of the Walpole Broadband Advisory Committee's, "Making Walpole a Connected Community" PowerPoint Presentation. We owe a great deal of "Thank You" to Chesterfield and Westmoreland who provided a lot of information. He began with the "Summary" that states the plan is to provide Broadband Internet to the underserved in Walpole. Chesterfield applied for a \$2,000,000 bond over 20 years, but Walpole does not know what our figures will be until they get information from the vendors. In Chesterfield, it did not require any taxpayer money. However, they did charge a fee to subscribers of \$10 maximum/month so the vendor could pay off the bond. Mr. Looney continued a page-by-page explanation of the information provided.

- Why Improve Walpole Broadband? Some people would work more from home if they had this option. It will help provide small business opportunities and educational opportunities for children. Telemedicine is becoming more of a service provided by hospitals and this broadband service would enable us to use that service. Today they feel that the service is not reliable. About 86% of the Town is underserved.
- The map on the next page has red dots indicating the Underserved (1729) and blue dots indicating the Served (271). This is information provided by the vendor based on the committee's request. Only one vendor, Consolidated, replied to their request. This does not include Comcast information because they could not get it.
- Why are we talking about the Town Bonding to Improve Broadband? The providers are not making an effort to move broadband into the smaller communities because of the expense. This is a way for a vendor to get a long-term commitment to build the infrastructure and pay off the bond over time. They are sending out their Request for Proposals (RFP) to any vendor they can find. The State felt this was an incentive for vendors to expand. Walpole is one of approximately 20 towns in NH now looking at bonding for the broadband process.
- Town Request for Information (RFI): Chesterfield is further along than anyone else; Westmoreland is right behind them and Walpole is close to them. Walpole sent their Request for Information (RFI) in August 2019. The committee is hoping for Selectboard approval to send out their Request for Proposal (RFP) in October 2019 to about seven vendors. They hope to get bids back by November 7, 2019. The Committee will look at the RFPs and come back to the Selectboard with their recommendation. Copies of the RFP were available for review. The RFP was sent to the Town's attorney for a review and his opinion was that it looks good.
- Consolidated Communication Proposal to Chesterfield as an Example: Consolidated Communications is the vendor Chesterfield chose. There is a cost if the residence is more than 150-feet from the line (\$0.55/ft after that). Eventually they expect to retire existing copper network.

- How is this Funded? (Based on Chesterfield Numbers) Chesterfield received bonds for \$2,000,000; Consolidated contributes about \$2,500,000. Bond interest and principal payment guaranteed by Consolidated; no cost to the taxpayer. RSA 33 states that broadband bonding does not affect a town's ability to bond for other capital expense items. As the subscriber rate increases, the surcharge will decrease.
- Public Benefit of Broadband Improvements to Walpole. Based on a study at the University of Colorado, broadband improvements will increase the value of a home by 2.5%. The bond is only to improve the service of the underserved. Mrs. Pschirrer pointed out that the average property value change takes into account the Walpole, North Walpole and Drewsville areas.

Mr. Bob Anderson reported that according to their figures, Comcast covers 72% of the Town. Mr. Dalessio noted it does not change the value of the Town.

Mr. Looney advised their process will be to send out the RFP. They will have an informational meeting for the Town. They are also going to take a survey. They want to do this electronically, but paper copies will be available. It will be advertised in the Walpole Clarion. They hope to get information from the residents about their experiences. After they get the RFPs back, the committee will evaluate, choose the best one and make their recommendation to the Selectboard. They will then begin the bonding process. Mr. Bouchard advised that the Bond Bank in NH is set up to issue primarily non-taxable municipal bonds. Unless we get our application in soon, it could be held up for quite some time. Non-taxable Bonds take priority. We need to do our due diligence as quickly as possible. Mr. Dalessio questioned having a clause in the RFP for a Surety Bond in the event the company fails. Mr. Looney felt that would be in the contract. Mr. Looney noted they have to have a Town Warrant Article for the Annual Town Meeting.

Ms. Mayberry noted that their figures indicate 72% of the Town is covered by Comcast. Her concern is with Consolidated and the level of service they provide. Maybe they would provide better service with the addition of broadband service? Ms. Mayberry pointed out that the service we are providing is to the curb. People may have to look at the cost of improving their service when it connects into their home.

Ms. Mayberry moved to approve and sign the Request for Proposal to improve the broadband service. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

MR. CHIP WOOD: Mr. Wood asked where the Selectboard is regarding the posting of weight limit signs on the Alstead Center Road for 20/ton. Mr. Dalessio said it is posted and that is where the weight will stay. At some time it might be revisited. There is an alternative way through Alstead that Mr. Wood can use. Mr. Wood noted the Town sent a letter to a company he is involved in. It puts a financial burden on this company. This road is in better condition than many other roads in Town. The culvert was repaired, but the dip has not been repaired. ~~This is a personal vendetta~~ with the Walpole Road Agent. Mr. Dalessio said two more letters will be going out. Mr. Wood has rights under the RSA to pursue this.

(Mr Wood thinks this is a personal vendetta)

BUILDING PERMIT 2019-35; LEO BLAIR & JUDITH TRESCHUK: Mr. Leo Blair had submitted a building permit request to erect a "24' x 12' Wooden Shed" at 70 Whitcomb Road. Mr. Blair explained their house is small. His wife would like to have a shed for her art studio. Mr. Dalessio advised they looked at this building permit last week and felt a survey is needed. There is a question on how close the shed would be to the next-door lot. Mr. Blair had gone to the Registry of Deeds in Keene looking for a survey. They could not come up with a survey for anybody in that area except in 1973. Things have

COMMITTEE REPORTS:

The Selectboard acknowledged receipt of the following Committee reports:

- North Walpole Village District Board of Commissioners Meeting – September 10, 2019;
- North Walpole Village District Board of Commissioners Meeting – September 17, 2019;
- North Walpole Village District Board of Commissioners Meeting – September 24, 2019;
- Broadband Committee Meeting – September 18, 2019.

BUILDING PERMITS:

2019-35, Leo Blair & Judith Treschuk, 70 Whitcomb Road, Map and Lot #025-010-000: Ms. Mayberry advised this building permit was tabled pending receipt of additional information.

OLD BUSINESS:

Tax Deeded Properties: Mr. Dalessio reported the two Tax Deeded property letters were drafted by Attorney Hockensmith. These are 90 day notices.

Mrs. Pschirrer moved to approve the two letters written by Attorney Hockensmith for the Tax Deeded properties. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Hiring and Exit Procedures: Mrs. Pschirrer moved to approve the Hiring and Exit Procedures. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Air Conditioning for 2nd Floor of Town Hall: Mr. Dalessio reported the Walpole Players had their meeting to talk about air conditioning on the second floor of the Town Hall. Mrs. Lisa Bryan pointed out that they are looking at some creative ways to raise money for it.

Town Hall Locks: Ms. Mayberry moved to approve Mr. Rich Kreissle's Request for Proposal (RFP) for the Town Hall Locks. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

NH-ENS Non-Emergency Users: Mrs. Pschirrer moved to authorize Mrs. Sarah Downing to sign the NH Emergency Notification System (NH-ENS) – Authorized Official Form – Non-Emergency Access. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Trivantus Payroll Service: The Trivantus Payroll Service has notified the Town that they now have added features for keying Police Department time, pay rates, etc. There was a consensus of the Selectboard to give them one year working with this one NH town and new service before they will re-consider entering into an agreement with them. Mrs. Pschirrer will send them an email to this effect.

Old Stage Road Letter: Mrs. Pschirrer moved to sign the letter to Daniel and Amy McCabe regarding the Old Stage Road. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

Alstead Center Road Weight Limit Letters: Mrs. Pschirrer moved to approve the letters to the Town of Rockingham and Fuzzy Brothers regarding the weight limit posting of the Alstead Center Road. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

changed since then. A survey will cost \$2,500. Mrs. Pschirrer mentioned the Zoning Ordinance has regulations on expansion of non-conforming lots. Measurements on the Town's tax card and those on the building permit were re-calculated. Ms. Mayberry said there is more land down the slope beyond the chain-link fence; they are missing about 90-feet on the building permit. Mrs. Pschirrer pointed out that every deed has a description of the boundaries. It should be recorded in Keene. Mr. Dalessio summarized there are inconsistencies. A survey needs to be done to show the boundaries and the position of everything including the house.

BUILDING PERMIT: Mr. Peter Smith and his Father, Mr. Ralph Smith, had previously talked to the Selectboard about a building permit. They have run into sewer issues on the private line. Bensonwood and Chamberlain Machine are meeting with their attorneys to discuss a new sewer line connection. Mr. Smith will need an easement to connect. He is not sure what his next step will be. Mr. Dalessio will confer with Mr. Mark Houghton about this. Mrs. Pschirrer recommended Mr. Smith contact his attorney. Mr. Dalessio suggested they wait to see what the outcome is of the Bensonwood/Chamberlain meeting. He asked Mr. Smith to keep the office updated.

DEXPART: Mr. Peter Dexter and Mrs. Kara Dexter were present. Mrs. Dexter reported they were told to take 25 vehicles off the property by October 1st. They did 24 and just took another vehicle off on September 27th. Mr. Dexter said they would be removing more. Nine or ten vehicles were moved to the back side of the property so you cannot see them from the front. Mrs. Dexter advised they priced trees for natural screening but they were more expensive than anticipated. They intend to do tree planting in the spring. Mrs. Pschirrer suggested they contact the USDA office in the Industrial Park to obtain trees that will be small and usually reasonable in price.

Mrs. Pschirrer moved to give Dexpart permission to do tree plantings in the spring. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

ACCOUNTS PAYABLE:

Ms. Mayberry moved to accept the Accounts Payable Check Register in the amount of \$79,648.19 for checks issued October 4, 2019. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

The above amount includes a \$27,210 payment for the new Police Dept. cruiser.

PAYROLL:

Ms. Mayberry moved to accept the Payroll Check Register for the week ending September 28, 2019, in the amount of \$28,067.07 for checks issued October 4, 2019, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$5,676.88. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

SELECTBOARD MEETING MINUTES:

SELECTBOARD MINUTES – SEPTEMBER 26, 2019: Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of September 26, 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 26, 2019: Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard Session of September 26, 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.

OTHER BUSINESS:

Brownfields Clean-Up Project: Mrs. Pschirrer reported that tomorrow they will receive their Request for Proposals (RFP) for the Brownfields Clean-Up Project at the former Central Plating Company property. A bid was received from the Monadnock Fence Company. She would like to fence in that area. Mrs. Pschirrer has been talking to Attorney Hockensmith about transferring the funds. They could be put in PDIP where some interest could be earned. A deposit needs to be sent to Monadnock Fence. The fence is \$4,545.00. She would like to get it done before winter. Therefore, she asked about paying it out of Town funds and then getting reimbursed; Mr. Dalessio and Ms. Mayberry approved her request.

Charlestown Withdrawal Study Committee: Mr. Dalessio reported that last night the Charlestown Withdrawal Study Committee voted 7-to-3 to recommend withdrawal from the Fall Mountain Region School District. There are still many steps to go.

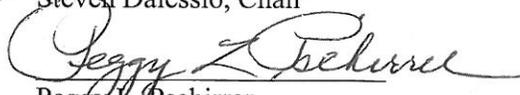
Walpole Conservation Commission Meeting: Mrs. Pschirrer will attend the next Walpole Conservation Commission meeting next Monday night at 7:00 PM.

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 8:30 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 10, 2019, Selectboard meeting.)

It was noted that a similar letter will be sent to Bazin Brothers. If anyone is aware of other trucks/trucking companies that use the Alstead Center Road, let the Selectboard Office know.

Pending Further Actions:

Citizen's Complaint 2019-02 Letter: Mr. Dalessio reported there are no updates.

Ramsay Hill Right-Of-Way: Mr. Dalessio tabled this agenda item as there were no updates.

New Reuse Center: Mr. Dalessio tabled this agenda item as there were no updates.

NEW BUSINESS:

Broadband Committee Presentation and RFP: This was presented earlier in this meeting.

Lola's Pizza Beer and Wine License Endorsement: Ms. Mayberry moved to approve and sign the letter to the NH Liquor Commission to advise that the Town of Walpole Selectboard unanimously voted to grant permission to Alexis Harris, owner of Lola's Pizza and Subs Inc., to obtain a beer and wine license for her business, Lola's Pizzeria, located at 16 Church Street, North Walpole, NH. The Board made no objections to the sale of beer and wine at this restaurant. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Primex Secure Member Portal Authorization Form: Mrs. Pschirrer moved that the Chairman of the Selectboard, Steven Dalessio, be authorized to sign the Primex Secure Member Portal Authorization form. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

NON-PUBLIC SELECTBOARD SESSION:

Mrs. Pschirrer moved to enter into a Non-Public Selectboard Session pursuant to RSA 91-A:3 II to discuss (a) Personnel. Ms. Mayberry seconded the motion and, on a roll call vote with Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved at 8:02 PM.

The regular Selectboard meeting resumed at 8:10 PM.

Mrs. Pschirrer moved that the Minutes of the Non-Public Selectboard Session of October 3, 2019, be sealed. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry 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 8:16 PM.