

Walpole Planning Board
Walpole Town Hall
November 12, 2019
7pm

Present: Chair Jeffrey Miller, Vice-Chair Dennis Marcom, Clerk James Aldrich, Jeff White, Jeff Harrington, Select Board Representative Steve Dalessio. Alternates: Joanna Andros, Jeff Colley. Absent: Jason Perron.

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

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

Roll Call: One Board member was absent so Alternate Jeff Colley agreed to fill in.

Minutes: Mr. Marcom made two corrections: page 1, sixth paragraph add the word “had” before the words “a mortgage.” And on page 2, fourth paragraph – Note: regarding Voluntary Mergers, add “Note: for mortgaged properties, written permission of mortgagee is required.” Mr. Miller made a motion to approve the minutes as amended. Mr. Marcom seconded the motion and the motion passed.

Old Business:

Public Hearing No. 1.

Boundary Line Adjustment for Caribou Realty LLC, Trustee of Aloysius Hollingsworth Trust, Old Keene Road, Tax Map 18, Lots 19 and Lot 18 owned by Griffin Sivret and Andrea Vicker-Sivret, Residential B.

Surveyor Joe DiBernardo represented Caribou Realty. He explained that Caribou Realty is taking .21 acres along the long boundary line between the two properties and an additional .1 acre from the area, where there’s a jog at the top of the property. A total of .22 acres will come from the Sivrets property leaving it with 5.61 acres. Caribou Realty would now have 6.75 acres. In addition, there is an easement of 15 feet wide near the road where Caribou can clear and remove some brush and plant some shrubbery.

Mr. Miller asked if there were any comments or concerns. He closed the hearing. Mr. Aldrich made a motion to accept the proposal as presented. Mr. Marcom seconded the motion and the motion carried.

Laura Madden Subdivision on Hayes Road: Mr. Miller asked Mr. DiBernardo if he had an application for the Laura Madden subdivision with Mike and Cindy Hayes. There is a Public Hearing scheduled for the subdivision in December Mr. DiBernardo said he hasn’t heard from any of the parties involved yet.

Public Hearing No 2:

Greg Gay, Site Plan for Office Building: Greg Gay proposes a 30-by-70-foot office building at 8 Len-Tex Lane, North Walpole, Map 27, Lot 8-1, Industrial District. The building will have six offices, a bathroom and a room for inventory. Postponed until December.

Former American Legion and Costume Ladies building, 73 Main Street, Map 20, Lot 52, Commercial District. The new owner of the building, Mabel LLC, wants to create two apartments on the second floor. There would be some plumbing and heating changes on the first floor. Chad Thurston of Griffin Construction would be doing the work. He wanted to know when he could start construction.

Mr. Miller said he could start any time because two apartments are permitted in a building in that district. Mr. Dalessio said the Select Board questioned that statement saying that after Mr. Thurston left the Select Board meeting last week, there was a question about Change Of Use. It's always been a commercial building and never a residence. If it's a change of use, it needs Zoning Board approval.

Mr. Miller repeated that it is a permitted use and Thurston will not be changing the footprint of the building. Mr. Aldrich wondered if anyone of the workers of the shirt factory had ever stayed there when the factory was in operation.

Mr. Marcom asked if this need to go to the Zoning Board. Mr. Miller said in his opinion they are putting in two apartments, which is permitted, and they are not changing the footprint. He suggested Thurston go to the abutters and ask how they feel. Mr. Thurston said he had already done that and they were in favor of that over a business. Ms. Andros asked about parking. Mr. Aldrich you won't have as many cars there as when it was the American Legion building. Mr. Miller gave Mr. Miller the okay to start. No motion was needed on the discussion.

Abenaki Springs – Amend site plan approved for a stand-alone office at Abenaki Springs earlier this year. Jack Franks of Avanru Development Group received a letter from NH Housing asking him to downsize the leasing and maintenance office that received approval from the Board earlier in the year. He presented new plans that show the building would now be 24-feet-by-30-feet instead of the original 24-feet-by-44 feet. Mr. Dalessio asked Mr. Franks if he planned to have carbon monoxide monitors in the building. Mr. Franks said yes. He asked if the building would be monitor directly to the fire department. Mr. Franks said no and added that it was 100 feet from the nearest building. Mr. Aldrich made a motion to approve the amended plan. Mr. Harrington seconded the motion and the motion carried.

Mr. Chris Northcott, Cheney Road, was at the meeting to get Planning Board approval to build a home on a Class VI road. The Board agreed to that proposal as long as he was aware that he had to sign a waiver from receiving essential services such as from the fire and rescue departments. Mr. Northcott said he was aware of that condition. Mr. Dalessio asked how far he was from a maintained road. Mr. Northcott said one-quarter mile. Mr. Northcott agreed to sign the waiver. The matter now goes to the Select Board.

Voluntary Merger: Jennifer Hanrahan owns several lots on and around Hooper Road. The lot numbers are 4, 5, 6, 7 and 10. She would like to merge the lots, but wasn't sure how to fill out the form. She will either put some of property in current use or conservation easement. The total acreage of all the lots combined is 25-plus acres. Ms. Hanrahan had a map of the lots but wasn't sure how to fill out the form or proceed. Mr. Dalessio suggested that Ms. Hanrahan ask Sarah Downing in the Town Offices. Mr. Marcom asked if she had a mortgage on the properties. She said she had a mortgage on one of the parcels. Mr. Marcom advised her that she needed to get written permission from the lender in order to merge the lots. Ms. Hanrahan will be back at the December meeting to finalize the merger.

Addition to Walpole Planning Board Application: Mr. Marcom said that people who are applying for Voluntary Mergers should be made aware that they need written permission from the lender. He proposed that it be put on the formal application for site plans, subdivisions, lot line adjustments and voluntary mergers. It would read: "Note: for mortgaged property, written permission of mortgagee is required." The Board agreed that that was a good idea. The instructions will also be put on the application form.

Rules of Procedure: For several months, the Planning Board has been tweaking the Rules of Procedure. At the meeting, the Board unanimously voted to accept the changes and make the

document the Board's official Rules of Procedure. A motion was made by Mr. Harrington, seconded by Mr. Marcom and approved by the Board. Mr. Dalessio said that the document needs a cover page, signatures by the Chair and Vice-Chair and then a copy needs to go to the Town Clerk. The secretary will make the cover page and bring it to the Town Hall so the two Board members can sign it.

Mr. Aldrich made a motion to adjourn the meeting. Mr. Harrington seconded the motion and the motion carried.

Respectfully submitted,
Marilou Blaine

Posted: Inside Town Offices, on the bulletin board outside the Post Office, Walpolean,
www.walpolenh.us

cc: WPB, ZBA, Town Offices, North Walpole Commissioners

Next meeting: December 10, 2019