

**TOWN OF WALPOLE
MEETING OF THE SELECTBOARD
JANUARY 16, 2020**

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 was one visitor in attendance.

PUBLIC BUSINESS:

JAN GALLOWAY-LeCLERC, Chair of the Zoning Board of Adjustment: Mrs. Galloway-LeClerc reported there are several properties in Town being used as AirB&B businesses. The ZBA Site Plan Review requires that properties being used as "B&B or Bed and Breakfast" businesses are required to appear before the ZBA for approval. Ms. Mayberry noted that AirB&Bs are rentals. Mrs. Galloway-LeClerc said if a B&B business was going in next door to her, she would be notified as an abutter but, at this time, she would not be notified of an AirB&B going in. If a property is being rented that is one thing but an AirB&B could just be a one weekend big party. There was discussion relative to the fact that the only difference between the two businesses is that with a B&B the property owner or a manager is present and usually a meal is served. The AirB&B serves no food. Ms. Mayberry said it is a commercial business in a residential area. Mrs. Galloway-LeClerc feels the AirB&B could affect an area as much or more than a B&B. She read the section in the current Site Plan Review that covers the B&Bs. The ZBA members discussed asking the attorney if this definition would cover the AirB&Bs. Mr. Dalessio felt they need a definition of both. There could be life safety issues. Research has to be done. The Selectboard suggested having Mrs. Galloway-LeClerc look at the RSAs, check on how other towns are handling this and send an email to the NH Municipal Association. Ms. Mayberry mentioned without some control the AirB&Bs can spiral out of control. Mrs. Galloway-LeClerc will do the research and take the information to the ZBA Board members. She will keep the Selectboard up-to-date.

There was discussion relative to several properties with possible zoning violations. Mr. Dalessio recommended there should be a policy for dealing with zoning violations and fees.

ACCOUNTS PAYABLE:

Ms. Mayberry moved to accept the Accounts Payable Check Register in the total amount of \$788,363.60 for checks issued January 17, 2020. This includes a monthly payment in the amount of \$615,232 to the Fall Mountain Regional School District. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

PAYROLL:

Ms. Mayberry moved to accept the Payroll Check Register for the week ending January 11, 2020, in the amount of \$27,332.63 for checks issued January 17, 2020, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$5,439.79. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

SELECTBOARD MEETING MINUTES:

SELECTBOARD MINUTES – January 9, 2020: Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of January 9, 2020, as submitted. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the Minutes were approved.

NON-PUBLIC SELECTBOARD SESSION – January 9, 2020: Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard Session of January 9, 2020, 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 REPORTS:

The Selectboard acknowledged receipt of the following Committee reports:

- Walpole Fire District Meeting – November 13, 2019;
- Walpole Fire District Meeting – December 11, 2019;
- Broadband Committee Meeting – January 6, 2020.

PROPERTY TAX REFUNDS:

Ms. Mayberry moved to grant the following Property Tax Refunds:

- MAP and LOT #003-082-CL7 in the amount of \$75.89.
- MAP and LOT #003-082-CL3 in the amount of \$5,669.46.

Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

TIMBER TAX WARRANT:

MAP and LOT #008-033-000: Ms. Mayberry moved to accept the Original Warrant, Yield Tax Levy and the Certification of Yield Taxes Assessed Intent Filed During Tax Year April 1, 2019 to March 31, 2020, for the Galloway Revocable Trust, Nancy and Jerome Galloway, Map and Lot #008-033-000, Operation #19-461-002-T in the amount of \$566.20. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

CURRENT USE APPLICATIONS:

MAP AND LOTS #008-061-000 and #008-062-000: Ms. Mayberry moved to accept the Current Use Application for Map and Lots #008-061-000 and #008-062-000. This is for the Hooper Golf Course properties. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

MAP and LOT #006-009-000: Ms. Mayberry moved to accept the Current Use Application for Map and Lot #006-009-000. This is for a small area left out of Current Use for a sugarhouse that was never built. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

NOTICES OF INTENT TO CUT WOOD OR TIMBER:

Ms. Mayberry moved to accept the following Notices of Intent to Cut Wood or Timber:

- MAP and LOT #008-118-002 – This cut is located off Kingsbury Road;
- MAP and LOT #013-020-000 – This cut is located off Old Cheshire Turnpike
- MAP and LOT #013-027-001 – This cut is located off Old Cheshire Turnpike.

Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

OLD BUSINESS:

Warrant Article Listing Review: Mr. Dalessio felt with the updates to Articles #4 and #13 the 2020 Warrant Articles look good. This document will remain unsigned until February 4th, 2020, as petitioned articles could still be received until that date.

Vilas Bridge Letter Response and Grant Opportunity: Mr. Dalessio acknowledged some feedback from Mr. J.B. Mack and Senator Jay Kahn on their Vilas Bridge letter. Mr. Mack would like the States to coordinate with each other to apply for a USDOT discretionary grant through either the BUILD program or the INFRA program. The Vilas Bridge was on the agenda for the last Bellows Falls Village Board of Trustees meeting. Mr. Dalessio will have a letter ready for next week to encourage applying for a grant.

EPA Grant Kick-Off Meeting: Mrs. Pschirrer reported they had a very good meeting last Monday on the Brownfields Cleanup Project. Copies of the agenda were distributed and they covered everything on it. They met with Mr. Steve Rickerich, the QEP from Ransom Consulting; Michael McCluskey, NH DES; and Mr. Joe Ferrari, US Environmental Protection Agency, was on the conference call. A schedule of events will run into 2021-2022. They will be scheduling another meeting this spring. Mrs. Pschirrer will be putting together a Community Relations Committee that will include Richard Kreissle, Director of Finance; Thomas Goins, Town Treasurer; Margaret Palmer, Assistant Treasurer; Sarah Downing, Manager of Administration and abutters of the project. In the parking lot proposal, they included some electrical charge stations. The grant includes much of this work. They have some work to do with the abutters and may have to be on some other properties as well during the project. Mrs. Pschirrer feels they made the right decision by contracting with Ransom Consulting. They will keep us informed every step along the way. A report has to be made to the EPA at the end of January.

2019 Town Report Dedication Page: The Selectboard discussed the Dedication page of the 2019 Town Report.

Town Deeded Properties: There was a consensus that the two Town Deeded properties will be sold by sealed bids. The target date will be the beginning of March 2020. This will be published in the Clarion and posted in the customary locations.

Pending Further Actions:

New Reuse Center Plans: The new Reuse Center is included in the Warrant Article for Town buildings.

Lights re: Walpole, NH – Rockingham, VT 42277 Bridge Renovation Project: Senator Kahn would like to know if the Town would be willing to pay the electric bill for the lights on the Arch Bridge if the State left them there. Mr. Dalessio said if the State is willing to put up the poles with LED energy lights the Town will pay for the electricity. It will be about \$200/year. Mr. Dalessio will contact Senator Kahn to advise if this is the offer from the State, the Town of Walpole will pay for the lights.

Letter to Property Owner of 47 North River Road re: Zoning Issue: Mrs. Pschirrer will draft a letter as soon as she receives additional information from the ZBA.

Joint Meeting Request from Bellows Falls Village Board of Trustees: The Selectboard is waiting for feedback from the Board of Trustees regarding a date for the Joint Meeting.

NEW BUSINESS:

Review of Town Attorney Invoice: Ms. Mayberry moved to approve paying the invoices received from Attorney Hockensmith in the amount of \$1,732.35. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

School Funding & Property Taxes 101 Forum: Mr. Dalessio received an email from Mr. Jim Fenn regarding School Funding and Property Taxes 101 Forum in Marlow on Thursday, March 5th, 2020, at 7:00 PM. The Selectboard plans to attend this Forum.

Selectboard Meeting – March 5, 2020: The Selectboard agreed to change their regular Selectboard meeting from Thursday, March 5th, 2020, at 6:30 PM to Thursday, March 5th, 2020, at 8:00 AM. This will allow them to attend the School Funding & Property Taxes 101 Forum in Marlow.

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 8:00 PM.

Ms. Mayberry moved that the Minutes of the Non-Public Selectboard Session of January 16, 2020, be sealed. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

OTHER BUSINESS:

Walpole Library: Mrs. Pschirrer advised that the Library has 12 LED lights they will not be using. Mr. Nash will pick up these lights as they could be used in the Town Hall basement or the new Reuse Center.

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 8:24 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 8:25 PM.

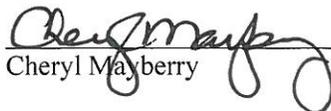
Respectfully submitted,
Regina Borden, Recording Secretary



Steven Dalessio, Chair



Peggy L. Pschirrer



Cheryl Mayberry

(Note: These are unapproved Minutes. Corrections will be found in the Minutes of the January 23, 2020, Selectboard meeting.)