

**TOWN OF WALPOLE  
MEETING OF THE SELECTBOARD  
JULY 18, 2019**

Selectboard Present: Steven Dalessio (Chair); Peggy Pschirrer; Cheryl Mayberry

**CALL TO ORDER:** Mr. Dalessio called this meeting of the Selectboard to order at 7:05 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 member of the public in attendance; Mr. Jeffrey White.

**PUBLIC BUSINESS:**

**Overnight Parking Issues at Shaws Plaza:** Mr. Jeffrey White distributed copies of his letter dated June 28, 2019. After tolerating years of instances regarding the following issue, he beseeches the Selectboard's help in asking the property owners of North Meadow Plaza to institute an overnight parking ban and to post the appropriate signage. For over a week a group of three vehicles and an RV were literally living in the plaza's parking lot. He walks his dog every day, at least twice around the plaza. Therefore, is observant of the issues. After he called the Police Department, an officer was dispatched to speak with them. Many delivery vehicles also park overnight; some wait for a business to open. There has been a noticeable increase in litter, noise, traffic, and driving on green space there in recent years. The police agreed that if the owners want to prohibit overnight parking, the proper signage would have to be put in place. This would allow the Police officers to have the authority to do something about this problem. Therefore, Mr. White asked for the Selectboard's assistance in achieving this goal for the good of all Walpole residents, especially those who live peaceably next to North Meadow Plaza. Mr. Dalessio was aware that the Police did check on these people. They are safe but living in their car temporarily; they are working. Mr. Dalessio recommended the Selectboard write a letter to the property owner outlining what was observed and if they post the property for no overnight parking, it will give the Police Department the ability to ask people to move along. Trucks can park at the rest area by the Fanny Mason Town Forest. Ms. Mayberry noted this also involves health issues that need to be taken into consideration. Mrs. Pschirrer will draft a letter that will be sent to the owner of North Meadow Plaza. Mr. Dalessio said Mr. White has to keep in mind that it is private property. The owner has a right to do what she/he want to do.

**ACCOUNTS PAYABLE:**

Ms. Mayberry moved to accept the Accounts Payable Check Register in the amount of \$606,794.36 for checks issued July 19, 2019. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

The above amount includes a monthly payment of \$563,787.00 to the Fall Mountain Regional School District.

**PAYROLL:**

Ms. Mayberry moved to accept the Payroll Check Register for the week ending July 13, 2019, in the amount of \$33,257.34 for checks issued July 19, 2019, and the electronic fund transfer for the 941 Employer Taxes in the amount of \$6,533.13. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**SELECTBOARD MEETING MINUTES:**

**SELECTBOARD MEETING MINUTES – July 11, 2019:** Ms. Mayberry moved to accept the Minutes of the Selectboard meeting of July 11, 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 – July 11, 2019:** Ms. Mayberry moved to accept the Minutes of the Non-Public Selectboard Session of July 11, 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 REPORTS:**

The Selectboard received and reviewed Minutes of the following meetings:

- Hooper Institute Committee Meeting –July 9, 2019;
- Planning Board Meeting – July 9, 2019;
- School Withdrawal Committee Meeting – July 10, 2019.

**BUILDING PERMITS:**

**MARK and BROOKE HOUGHTON, 13 Blackjack Crossing, Map and Lot #004-044-002:** Ms. Mayberry moved to grant Building Permit No. 2017-09 Renewal for Mark and Brooke Houghton to build a “108’ x 26-40’ 2 Story House & 24’ Shed” at 31 Blackjack Crossing. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**DANIEL WEBSTER COUNCIL, Eaton Road, Map and Lot #011-047-000:** Ms. Mayberry moved to grant Building Permit No. 2019-25 to construct a “40’ x 24’ Timber Frame Pavilion” at Eaton Road. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

Ms. Mayberry advised there is a question of the amount of the permit fee for this building permit as it is a non-profit property. Mr. Dalessio recused himself because of his involvement with the Boy Scouts. Mrs. Pschirrer moved to offer this Building Permit at no fee because they are a not-for-profit organization operating within the Town for their young people. Seconded by Ms. Mayberry. With Mrs. Pschirrer and Ms. Mayberry in favor, the motion was approved. Mr. Dalessio abstained from the vote.

**OLD BUSINESS:**

**Letter from Eric Merklein:** Mr. Dalessio acknowledged receipt of a letter from Mr. Eric Merklein received on July 12, 2019, that he would like read into the Minutes:

“Please accept my apologies for being a no show at last night’s Select Board meeting. Tara and I were hosting contractors who will be working with us to take down our barn and build replacement structures. We had scheduled a two-hour meeting that ran far longer than planned.

I’m confident that, last night, Ray Boas articulated my feelings that the Walpole Planning Board was treated in a disgraceful manner by Jack Franks, who prefers not to be respectful, truthful or transparent in his dealings with the town.

I feel that the Planning Board did the best they could, following NH State and Town regulations, in working with Mr. Franks, and were blindsided by the fact that for months he was negotiating with Connecticut developer Gary Eucalitto to build a Dollar General Store in Walpole. His refusal not to disclose this fact to the town was at best – disgraceful.

Mr. Franks behavior has been consistently beneath what our town deserves, and many of us are very concerned about future development on the land that he controls along RT 12. In his quest to pry himself out of certain liabilities we know that he will make any deal possible, including selling property to a group who wishes to bring a drive through fast food restaurant to Walpole. In his public comments Mr.

Franks clearly indicates that he intends to do this, while claiming that he has site plan approval for an operation such as McDonalds, voted on many years ago by the Walpole Planning Board. I was on the Board at that time and know that this is not the case.

Many of us in town are concerned about another flim-flam scheme by Mr. Franks that will hurt the character of Walpole even further. And we hope that the Select Board, Zoning and Planning Boards will, as always, do your best you can to make sure that future development is done in a truthful, transparent manner.

Thank you again for all the time, effort and dedication that you give to all of us.

With my best regards, (signed) Eric Merklein.”

Mr. Dalessio acknowledged that the Selectboard received this letter.

**Elm Street Closure for Chickens on the Loose Race:** Mr. Boas asked for clarification on how much of Elm Street shall be closed to general traffic. Mrs. Pschirrer said when a road is closed people who live on the road always have access; it will not be a “Thru Road”. Mrs. Downing is seeking more details as to start and end times as well as how much of Elm Street shall be closed to general traffic. This event is not scheduled until October.

**Old Stage Road Gates and Bars Letter Response:** A letter was sent to the owners on the Old Stage Road, Mr. and Mrs. McCabe, regarding unlocking the gate on the Class VI portion of the Old Stage Road. Mr. McCabe called the Selectboard Office and is objecting to removal of the lock off the gate. Mr. Dalessio noted the RSA states it has to have public access. The McCabe’s house is before the gate. Ms. Mayberry suggested the Selectboard wait until they get an actual written response from the McCabes and then they will respond to that appropriately. Mr. Dalessio agreed they will wait until the date on their original letter before moving forward.

**Dollar General:** Mr. Dalessio advised that the Selectboard has requested the owner of the new Dollar General store property to send the Selectboard his business name, mailing address and proper information so the property records can be updated. He also has to sign the building permit.

**Tax Deeded Properties:** Mr. Dalessio and Mrs. Pschirrer will be seeing Attorney Hockensmith on Monday.

**NEW BUSINESS:**

**Old Home Days 2020:** Mrs. Cindy Westover, Chair of the Old Home Days Committee, had asked to be on the agenda to review committee plans to date. This will be a future agenda item.

**Cemetery Deed for Lot D470:** Ms. Mayberry moved to grant the Cemetery Deed for Lot D470 to be purchased by Dennis and Patricia Hicks. Seconded by Mrs. Pschirrer. With Ms. Mayberry, Mrs. Pschirrer and Mr. Dalessio in favor, the motion was approved.

**Extraordinary Women Event:** Mr. Dalessio announced that Mrs. Peggy Pschirrer was nominated and was selected as an honoree for the 2019 Extraordinary Women. The event is scheduled for August 29<sup>th</sup> at 5:00 PM at the Redfern Arts Center at Keene State College. He recommended changing the regular meeting time so people can attend this event.

Mrs. Pschirrer moved that the Selectboard change their meeting time on August 29<sup>th</sup>, 2019, from 6:30 PM to 8:00 AM. Seconded by Ms. Mayberry. With Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved.

**Walpole Conservation Commission:** Ms. Jackie Kensen submitted a letter requesting reappointment to the Walpole Conservation Commission.

Mrs. Pschirrer moved to re-appoint Jackie Kensen as a member of the Walpole Conservation Commission. 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 and (c) Reputations. Ms. Mayberry seconded the motion and with Mrs. Pschirrer, Ms. Mayberry and Mr. Dalessio in favor, the motion was approved at 7:42 PM.

The regular Selectboard meeting resumed at 8:07 PM.

Ms. Mayberry moved that the Minutes of the Non-Public Selectboard Session of July 18, 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.

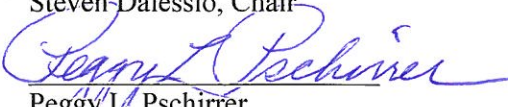
The regular Selectboard meeting resumed at 8:17 PM.

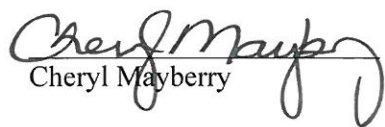
**ADJOURNMENT:**

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 8:18 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 July 25, 2019, Selectboard meeting.)