

**Walpole Planning Board Minutes**  
**August 9, 2022**  
**Town Hall**  
**7 pm**

**Roll Call: Present:** Board members Chair Jeff Miller, Clerk Jason Perron, Jeff Harrington, Joanna Andros, Bill Carmody. Select Board Representative Steve Dalessio. Alternates: Trevor MacLachlan and Travis Adams. Absent: Vice-Chair Dennis Marcom. **Also** at the meeting were Barry Bellows, who is in charge of construction at the Potato Barn, and John Penney, representing Robert Kasper. Mr. MacLachlan was asked to sit in for the absent board member.

**Minutes:** Written by Marilou Blaine. **This meeting was recorded. These minutes are unapproved and will be reviewed at the September 2022 meeting for corrections, and additions and/or omissions.**

**Call to order:** Mr. Miller called the meeting to order at 7 pm.

**Minutes:** Mr. Harrington made a motion to approve the minutes as written. Mr. Perron seconded the motion and the motion carried.

**Old Business:**

**Public Hearing:**

**Site Plan: Potato Barn proposed three residential apartments** in the Granary, Piggery and Connector. Apartments will be 1,100, 2,000 and 800 square feet. The 2,000 square-foot apartment in the Granary is two floors. Owner is Steve Rudek of Sacramento, CA. Tax Map 14, Lot 6, commercial district. Barry Bellows is in charge of construction.

Mr. Bellows said that Mr. Rudek changed the number of apartments from four to three, making two of the apartments much larger. The apartments are at the south end of the Potato Barn. There will be six designated parking spaces for cars for the tenants nearby. There are other parking spaces in the parking lot and the entire parking lot is paved. The driveway into the Potato Barn is not. Mr. Bellows enclosed a document with the application showing exactly where the designated parking space are. He said he will add a second egress for each apartment by adding windows. The space already is fully sprinkled, lighted, and a safety system is already in the building.

Mr. Bellows had a letter from Walpole Fire Chief Mark Houghton. The letter said he had reviewed the request to add apartments at the southern end of the Potato Barn and “agrees that this can be accomplished to meet all applicable code requirements and approves of the new use change.” However, “the existing fire suppression system and fire alarm system must be re-engineered and reconfigured to the new use space and the Walpole Fire Department is requesting system approval before occupancy.”

There being no further questions from the board, Mr. Miller closed the public hearing. Mr. Harrington made a motion to approve the site plan as presented. Mr. Perron seconded the motion and the motion carried.

**New Business:**

**Site Plan: 532 Main Street LLC**, Walpole Creamery, 20-feet-by-40-foot addition. Tax Map 12, Lot 14, commercial district. Request for a public hearing.

Mechanical engineer, John Penney, represented Robert Kasper at the meeting. He said this concerns

the property at 532 Main Street, the Walpole Creamery. Mr. Kasper owns the property. He is proposing to build a 20-foot-by-40-foot addition in the back of the building that will house what is now in that space and reconfigure the freezer containers. By doing this Mr. Kasper will have a conforming setback from his neighbor to the north. Mr. Kasper has also hired the firm of ULF as the architect for the project. Mr. Penney said the business is hooked up to Walpole town sewer but not town water. He was asked to have it inspected by Walpole's Fire Chief, Mark Houghton. Mr. Penney said he has already been contacted to inspect the building plan and final construction. Mr. Dalessio made a motion to hold a public hearing on the site plan in September. Mr. MacLachlan seconded the motion and the motion carried.

**Master Plan:**

Mr. Miller said he had been in touch with Southwest Regional Planning Commission senior planner, Lisa Murphy, and she has finished the section on natural features. He also received the final invoice. He said that that probably means the Planning Board budget for the year has been spent. Board members should be receiving copies of the final copy of the update Master Plan sometime in the next couple of months.

**Webinar:**

Mr. Miller reminded the board members of the webinar on Wednesday at noon to discuss changes to planning and zoning laws that are coming on Aug. 23. The secretary mentioned creating forms to have a standard for all approvals. Some board members thought it would be a good idea, some thought the way we were doing it now was enough.

**Other business:**

Mr. Miller and Mr. Perron signed the Howard Lot Line Adjustment Mylar and several plats that had been approved at previous meetings.

**Adjournment:**

Mr. Perron made motion to adjourn. Mr. Harrington seconded the motion and the motion carried.

Respectfully submitted,  
Marilou Blaine

cc: WPB, ZBA, Town Offices, The Walpolean.

Posted: Inside the Town Offices, on the bulletin board outside the Post Office, [www.walpolenh.us](http://www.walpolenh.us)