

Walpole Planning Board Minutes
December 13, 2022
Town Hall
7 pm

Present: Board members: Chair Jeff Miller, Vice-Chair Dennis Marcom, Clerk Jason Perron, Jeff Harrington, Joanna Andros, Selectboard Representative Steve Dalessio. Alternate: Trevor MacLachlan. Absent: Board member Bill Carmody, alternate Travis Adams. There were about a dozen people who attended the hearings.

Recording: Marilou Blaine. **These minutes were recorded. They are unapproved and will be reviewed at the regular January 2023 meeting for corrections, additions or omissions.**

Roll Call: Mr. Miller called the meeting to order a 7 pm. Alternate Mr. MacLachlan sat in for the absent board member.

Minutes: Mr. Marcom made two corrections. On page 2 paragraph 2, it should read "A motion "made" by Mr. Marcom in the fourth line from the bottom. On page 1, paragraph, 6 Mr. Marcom corrected the number of parking space from 20 to about half that number. Mr. Perron made a motion to approve the minutes as amended. Mr. Marcom seconded the motion and the motion carried.

Public Hearing:

Lot Line Adjustment: Dale and Bonita Woodward and Judith Epstein. Tax Map 19, Lots 53-1 and 54. Flat and School streets, Residential B.

Surveyor Joe DiBernardo spoke for the owners at this public hearing. He said this is a very minor correction of the lot line between the two properties. With the correction the Woodwards would gain .01 acres from the Epstein property. The totals after the adjustment would be Lot 19-53-1 would be .30 acres and Lot 19-54 would be .30 acres. There being no questions Mr. Miller closed the public hearing. Mr. Marcom made a motion to approve the lot line adjustment as presented. Mr. Perron seconded the motion and the motion carried unanimously.

Public Hearing:

Subdivision/Condo Lots: Avanru Development Group LLC: Tax Map 12, Lot 13-3 into 3 parcels, Commercial District.

Surveyor Joe DiBernardo described the piece of property and showed a plat with the three parcels - Units 2A, 2B, 2C 1.43 acres, .92 acres and .98 acres respectively. The property is adjacent and in back of Dollar General, which Mr. Miller said doesn't look as if it still has the 30 percent of the property in green space required for approval.

Mr. Miller said at the beginning of the discussion that the Board is waiting to hear from Town Counsel on the matter of condo lots. The fact that the property is called "condo lots" is a new concept and the Board needs to have a firm grasp of what it means. Mr. Miller added that this is a subdivision and two of the requirements of a subdivision is that the parcels of land have frontage on a town road or highway and that the lot be a minimum size depending on the district. He said only one of the three lots meets the subdivision requirements. The two lots in the back, Unit 2B and 3C, have no road frontage and it doesn't look as if there is enough room for a building, parking, as well as the required 30 percent green space, Mr. Miller said.

Mr. Jack Franks, president of Avanru, explained the history and timeline of the surrounding properties

beginning with Abenaki Springs, building No. 1. up to the building of the current storage units.

Mr. Miller said that beside the requirements of a subdivision, the properties would need to have site plans and he didn't think they condo lots would be comply with the requirements of a site plan. Since the Board didn't need to make a decision that evening, the hearing will be continued next month.

Public Hearing: Site Plan:

NGP Management Group, Dunkin 2,000 square-foot coffee shop and drive-thru. Tax Map 12, Lott 13-3, Route 12, Commercial District. 234 feet frontage on Main Street, pond and wetlands to the south.

Civil engineer Nate Chamberlain represented Fieldstone Consultants PLLC, the company handling the Dunkin project at this site. He repeated a lot of what had been said before and began by said saying that the lot is flat. The building will be 2,000 square feet and in a colonial design with clapboard siding. Customers will enter the property from a slip coming off of Route 12 from the south. They can either park in the parking lot or drive around to the drive-thru. The drive-thru is on the north side of the property. There are two proposed exits. One is back onto Route 12 or customers may drive around the parking lot and exit onto Red Barn Lane, which leads them back to Route 12.

Mr. Chamberlain pointed out the lighting, the footprint of which will be contained on the property, and went through a list of plantings, trees and shrubs, for example, hydrangeas, lilacs, red maples. This landscaping that will be mostly in the 30 percent green space area near the pond, however, there will be plantings around the building. The business will be open from 4 am to 10 pm. Two double tracker trailer trucks a week will service the establishment each week, Mr. Chamberlain said.

The issue now is the permit for the cut into the Dunkin site on Route 12, which is planned by the NH Department of Transportation. The hearing will be continued to next month's meeting.

Petition Articles

Mr. Perron made a motion to hold a public hearing next month for a recommendation on two articles written by Tom Winmill that will go on the March 2023 warrant. Mr. Marcom seconded the motion and the motion carried.

Adjournment

Mr. Perron made a motion to adjourn the meeting. Mr. Marcom seconded the motion and the motion carried.

Respectfully submitted,
Marilou Blaine
WPB Secretary

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

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