

Walpole Planning Board Minutes
Tuesday, May 9, 2023
Town Hall
7 pm

Roll Call: Present: Board members Chair Jeff Miller, Vice-Chair Dennis Marcom, Clerk Jason Perron, Jeff Harrington, Trevor MacLachlan, Select Board Representative Steve Dalessio. Alternate: Bill Carmody. Absent: Board member Joanna Andros and alternate Travis Adams. Also at the meeting were Michael Hubbard, Levi Hubbard and Surveyor Joe DiBernardo.

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

Call to Order: Mr. Miller called the meeting to order a couple of minutes before 7pm.

Old Business:

Subdivision: Michael and Danielle Hubbard, Old Drewsville Road, two-lot subdivision, 20 acres into a 5.5-acre lot and a 14.5-acre lot. Tax Map 10, Lot 9, Rural/ag district. Joe DiBernardo surveyor presenting. It's the field across from Levi Lane on the west side of Old Drewsville Road.

Mr. DiBernardo said the subdivision is on Old Drewsville Road in the rural/agricultural district, Tax Map 10, Lot 9. Lot 1 will be 5.40 acres with 380 feet of road frontage. Lot 2 is 13.47 acres with road frontage of 1126.98 feet. The minimum required lot size in the rural/agricultural district is 40,000 square feet with 200 feet of road frontage. There being no questions, Mr. Miller closed the public hearing.

Mr. Perron made a motion to approve the subdivision as presented. Mr. Harrington seconded the motion and the motion carried unanimously. Later in the meeting Mr. Miller and Mr. Marcom signed the Mylar and three paper copies of the plat. The Mylar will be recorded at Cheshire County Registry of Deeds in Keene and one paper copy of the plat will go to the Town Offices and the others will be in the Planning Board files.

Update Zoning Ordinance

In March, the townspeople voted to approve Article 2 regarding penalties that the Select Board may assess violators of a town ordinance in accordance with RSA 676:17. At tonight's meeting board members received a new cover for the 2023 amended Walpole Ordinance 2023 document and copies of pages 24 and 25, which includes the newly approved article regarding penalties.

Formula businesses

Mr. Miller passed out copies of the town of Jaffrey's Land Use Code that gave definitions for a "Formula Restaurant" and a "Formula Retail" business. It says "Formula Restaurant – A restaurant regulated by contractual or other arrangement or to offer a standardized array of services and/or merchandise, trademark, interior/exterior design and/or uniforms." And

"Formula Retail - a type of retail sales activity which is required by contractual or other arrangement to offer a standard array of services and/or merchandise, trademark, interior/exterior design and/or uniforms. "

Class VI roads

The Planning Board discussed Class VI roads.

Workshop

The Planning Board reserves the fourth Tuesday of every month for workshop meetings. Sometimes they meet with a planner from Southwest Regional Planning Commission. Recently Mr. Miller spoke with someone from SWRPC and was told that the commission is having staffing problems and that the regular planner working with Walpole has been reassigned. The earliest a planner can meet with the Walpole Planning Board is in June so the Planning Board decided to hold a workshop meeting on Tuesday, June 27 with a staff member of Southwest Regional Planning Commission.

Adjournment:

Mr. Perron made a motion to adjourn. Mr. Harrington seconded the motion and the motion carried. The time was 7:30 pm.

These minutes are unapproved and will be reviewed at the next meeting for corrections, omissions or additions.

Respectfully submitted,
Marilou Blaine
Recording Secretary

cc: WPB, ZBA, Town Offices, The Walpolean
Posted: Inside the Town Offices, on the bulletin board outside the Post Office,
www.walpolenh.us 2.