

Walpole Planning Board Minutes
June 13, 2023
Town Hall
7 pm

Roll Call: Present: Board members Chair Jeff Miller, Clerk Jason Perron, Jeff Harrington, Joanna Andros, Trevor MacLachlan, Select Board Representative Steve Dalessio. Alternate Travis Adams. Absent: Board member Vice-Chair Dennis Marcom and alternate Bill Carmody.

Also at the meeting were Adam Naeck, new owner of Alyson's Orchard, and recording secretary Marilou Blaine.

Minutes: Mr. Perron made a motion to approve the May 2023 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.

New Business: Visit with Adam Naeck.

Mr. Miller explained that he invited Mr. Naeck because there were some changes being made at Alyson's Orchard and he wanted to make sure that all the I's are dotted and all the T's crossed when it comes to a site plan. The orchard is in the rural/agricultural district.

Mr. Naeck said the first he was working on was upgrading the business side of the operation – new computer and telephone systems are being installed. One goal is to accommodate more weddings. The deck outside the back of the function room has been completely rebuilt, he said, and the bridal suite upgraded. Future plans include offering a catering service for the weddings. The cost of the function room may be \$800 but wedding parties pay as much as \$12,000 for a catering service, he said.

Mr. Naeck has purchased seven (7) fire-resistant tents and is planning to currently use five for campsites around the pond. Each campsite will have a concrete foundation and a deck. There will be a port-a-potty and individual tents will have beds, lights, a wash station, a microwave and a refrigerator. The largest tent is 384 square feet and can accommodate six people. There will be three two-to-four person tents and two of the larger tents around the pond. There is already a bathroom with a shower in the farm store for use by campers. The maximum length of stay is 21 days, which is determined by the state.

The petting zoo and playground have been enlarged and remain in the same location.

On Fridays and Saturdays he has opened a tavern-style eating place that, according to Naeck has grown in popularity. Some nights he has served 200 to 300 patrons. So he has plans to open from Wednesday to Saturday during the summer. He already has a chef and wait staff. Because it's not officially a restaurant according to state regulations, he has to apply for a liquor license every week. Eventually, he plans to build a restaurant on the property.

Mr. Naeck is also planning to sell more vegetables from the farm store and had planned an addition to the store. He had already purchased a two-story timber-frame building but since the loss of all his fruit because of a frost in May, it has been put in storage in one of the barns and will be reassembled and attached to the current farm store next year. He will, however, plant some sweet corn this year and plans to log an adjacent lot.

Because of the changes Mr. Naeck is making by adding the camp site and the addition to the farm store next year, Mr. Naeck will need to file a new site plan. He received an application for a site plan that he will present to the Board the second week in July for a public hearing in August. Mr. Miller offered to help if he need it in filling out the checklist.

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

Workshop

There will be a workshop this month on the fourth Tuesday with Henry Underwood of Southwest Regional Planning Commission.

Respectfully submitted,
Marilou Blaine
WPB Secretary

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

cc: WPB, ZBA, Town Offices, The Walpolean

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