

**Walpole Planning Board Minutes**  
**May 14, 2024**  
**Town Hall**  
**7 pm**

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

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

**Minutes of April 9, 2024 and Joint Meeting with the Planning and Zoning Boards on April 25, 2024:** Mr. Harrison made a motion to approved both minutes as written. Mr. MacLachlan seconded the motion and the motion passed unanimously.

**Appoint Alternate Travis Adams to continue** on board for another three years: Mr. Marcom said Mr. Travis expressed a desire to remain on the Planning Board as an alternate for another three years. Mr. Perron made a motion to have Alternate Travis Adams stay on the Planning Board as an Alternate for another three-year term.. Mr. Harrington seconded the motion. The motion carried unanimously.

**Old Business:**

**Public Hearing for Tractor Supply LLC**, 8 Red Barn Lane, addition of 1,600 square-foot space outside - a covered canopy structure for a garden center. Tax Map 12, Lot 13-2, commercial district. Dwight MacKenny, project manager for Tractor Supply. Approval by Walpole Fire Chief Mark Houghton of new propane connection. Name of company for signage.

Mr. MacKenny said he was back for the public hearing for approval of the 1,600 square-foot space for the garden center. He said everything remained the same as presented at the last meeting. The garden center will be put on the north side of the building. It will be surrounded by fencing and has a cloth canopy in place as a roof. However, when asked about the propane tank Mr. MacKenny said that the company has a propane specialist who should have contacted Mr. Houghton. When asked about signage, Mr. MacKenny said Tractor Supply had chosen a sign company more than a month ago. The Secretary said her contact person was Beth Dorminey of OnPoint Commercial Designs and she said in an email that as soon as we have an update on the information, she "will send it over." The secretary had not received the information on either topic as of the meeting. The Planning Board does not approved the signage. That is under the purview of the Zoning Board of Adjustment. But a sign MUST be approved for any building in the commercial district.

Mr. Dalessio called Mr. Houghton on his cell phone and asked if he had approved the propane tank. Mr. Houghton didn't seem to know what he was talking about. After explaining to him about the project at Tractor Supply, he was notified that it didn't have a roof. It was a cloth canopy that covered the site of the garden center. He asked to see the plans and the

secretary dropped them off at the Town Offices that same night.

Mr. Marcom closed the public hearing. Mr. Perron made a motion to approve the project as presented. Mr. Harrington seconded the motion and the motion carried unanimously.

### **New Business:**

Stacey McGreer Allen, Tim Allen are proposing to build a home on Stevens Lane, Class VI road. Stevens Lane is off of Watkins Hill Road. Here's the procedure.

1. Go to Planning Board for a Recommendation. If recommended then step 2.
2. Go to Registry of Deeds in Keene on West St. to include waiver of town responsibility for maintaining road and access.
3. Get an application from Town Offices. Fill it out.
4. Once updated step 3, ask to be put on Select Board agenda for a Building Permit.

That afternoon the secretary received two documents regarding this property at 76 Steven Lane: one was a copy of a driveway permit dated 2019 who approved it by then road agent Mike Rau and an email from Lindsey Guyette of Walpole's current Highway Department who had sent the copy of the permit to Mr. Miller and the secretary. She copied both documents and each person on the board had copies of these two documents.

Tim and Stacey Allen came to the meeting and were a little puzzled that they had to anything more than get a building permit. Stacey Allen said they purchased the property in 1979 from Jack and Barbara Fraunfelder and had a letter saying everything was all set. The entrance to the property would have to be from Watkins Hill not Taggard Road. The entry from Taggard Road, which is part Class V and part Class VI has a portion that is not passable with a car because of ledge. There are already of couple of homes on that road called Stevens Lane, entering from Watkins Hill. However, the road is now designated as a Class VI. The Allens need to get a waiver to build on that road and it must be recorded in the deed. That's the reason for going to the Registry of Deeds.

Mr. Marcom asked if they had a conforming lot. It is 16 acres so it's conforming in size. Mr. Marcom asked about conforming to building setbacks – 65 feet from the center of the road and the required distance from their boundary lines. They replied yes. And according to Mr. Perron, who had a picture of the property on his cell phone, the frontage is about 300 feet. Mr. Marcom asked if they were familiar with conditions of the waiver and they both said yes.

Mr. Perron made a motion to recommend that Stacey and Tim Allen be approved for the waiver. Mr. Harrington seconded the motion and the motion carried unanimously.

## **Update on Dunkin**

Tom Berube, Civil Engineer for TF Moran, Dunkin's contracting company, sent information that he was doing the water line easement that week. That was one of two conditions of approval for the project. The second was the driveway permit from NHDOT. Jason Hill emailed the secretary that that was close to being approved and as soon as it was a done deal, he would let the Board know.

## **Adjournment:**

Mr. Perron made a motion to adjourn. Mr. Harrington seconded the motion and the motion carried. The time was 7:20 pm.

**These minutes are unapproved and will be reviewed at the June 11, 2024 meeting.**

Respectfully submitted,  
Marilou Blaine, WPB Secretary

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

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