

TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE: (603) 522-6205 X308 FAX: (603) 522-2295

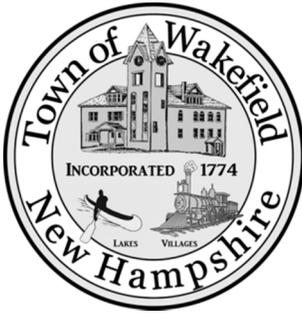
LANDUSECODEDEPT@WAKEFIELDNH.COM

Planning Board Meeting Notice & Agenda 17 December 2015, 7:00pm, Town Hall

- A. Pledge of Allegiance & Call the meeting to order
- B. Seat Alternates as necessary
- C. Public Comment
- D. Public Hearings:
 - 1. **Boundary Line Adjustment Plan and Subdivision Plan Applications** submitted by Fox Survey for properties owned by David A Joy at 104 Railroad Avenue and Pigeon Hill Road, Tax Maps 244-23 & 244-21. The applicant is proposing to change boundary line between his two properties and subdivide the larger parcel into 2 building lots.
 - 2. **Amendment #1 as proposed by the Planning Board: Article 3, Table 1, Permitted Uses & Article 33 Definitions:** To amend Article 3 – Permitted Uses - by adding “Laundromat” as a permitted use in certain districts and adding a definition of “Laundromat” to Article 33 of the Zoning Ordinance.
 - 3. **Amendment #2 as proposed by the Planning Board: Article 4:** To amend Article 4 – Official Zoning Map – by changing parcels 212-10, 212-11, & 212-12 to the Residential-III zoning district from Light Industrial zoning district to match their existing use as residential parcels. The parcels all have frontage on Governors Road.
 - 4. **Amendment #3 as proposed by the Planning Board: Article 4:** To amend Article 4 – Official Zoning Map – by changing parcels to the Residential-III zoning district from the Agricultural zoning district. Parcels include: 91-12 & 13; 92-34 thru 40; 92-40.1 thru 40.4; 92-41 thru 46; 96-1 thru 4; 97-2 & 3; 97-6 thru 8; 108-14 thru 17; and 109-2 thru 4 (excepting portions of parcels within 500 feet of Balch Lake and Lake Ivanhoe.) The parcels have frontage on Perkins Hill, Acton Ridge, & Province Lake Roads. This reverses a zoning map change approved in 2015.

The Planning Board may enter into Non-Public Session, if so voted, under the Terms and Conditions of RSA 91-A:3 II a ~ e.

5. **Amendment #4 as proposed by the Planning Board: Article 10 – Historic Overlay District:** To amend Article 10 to require that in the Historic Overlay District, the construction, alteration, moving or demolition of any fence requires a Certificate of Approval from the Heritage Commission.
 6. **Amendment #5 as proposed by the Planning Board: Article 12 – Open Space Conservation/Cluster Development:** Amendment adds wording to the “Purpose” section of the Open Space Conservation/Cluster Development, Article 12, to add clarity to the purpose.
 7. **Amendment #6 as proposed by the Planning Board: Article 17 – Reserved:** Amendment adds “Impervious Cover” restrictions, to the Zoning Ordinance and retitles the article accordingly. Impervious cover was formerly found within the Site Plan Regulations.
 8. **Amendment #7 as proposed by the Planning Board: Article 21 – Signs:** Amendment adds signage regulations to Hawkers and Peddlers vendors.
- E. Board Business:
- Other business
- F. Preliminary Conceptual Review:
- None
- G. Approval of minutes:
- December 3rd
- H. Correspondence
- I. Public Comment
- J. Set Next Meeting Date (1/7/16)
- K. Adjournment



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MINUTES OF THE PLANNING BOARD MEETING 3 December 2015

Draft 12/10/15

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood	X	Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Richard Sager, Town Counsel	
David Silcocks, Member					
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), Steve Oles – Norway Plains, Jacob Bartlett PLS, LLS – Corner Post Surveying, Inc, Barbara Hartman, Ruth Boyd, Raymond Boyd, Joe Moreschi, Rosanna Gordon, Steven McDonough, and Mary Vallee.

CALL TO ORDER – 7:00pm

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. John Blackwood was seated for David Silcocks.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. **Boundary Line Adjustment Plan Application** submitted by Stephen McDonough for properties at 1276 & 1088 Old Stage Road, Tax Maps 231-3 & 231-3.1. The applicant is proposing to change the boundary line between his two properties. This will establish a 5.25-acre parcel from a larger 250-acre parcel.

MOTION: To accept the Boundary Line Adjustment Plan Application submitted by Stephen McDonough, Tax Maps 231-3 & 231-3.1.

Made by: Dick DesRoches

Seconded by: John Blackwood

Discussion: None.

Vote: 5-0 in favor of the motion.

4. Chairman Royle asked if there was any public comment on the application. None.
5. Chairman Royle read/spoke to each waiver that was applied for.

MOTION: To accept the Waiver #26 as not necessary.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: Approve waiver #26 as not necessary.
Vote: 5-0 in favor of the motion.

MOTION: To conditionally approve the Boundary Line Adjustment for Steven McDonough, Tax Maps 231-3 & 231-3.1, with the waivers requested, pending the pins being set and a final mylar being signed.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: Approve waivers (Section 4.06, 9,11,12,14,15,16,22, & 24) and boundary line adjustment as presented.
Vote: 5-0 in favor of the motion.

6. **Boundary Line Adjustment Plan Application** submitted by Joseph Moreschi and North Country Land Inc for properties at 169 Perkins Hill Road & Province Lake Road, Tax Maps 92-38 & 92-34. The applicants are proposing to adjust the boundary line .82-acres between the two properties. This adjustment will allow the Moreschi property to be more conforming according to zoning.

MOTION: To accept the Boundary Line Adjustment Plan Application submitted by Jacob Bartlett, Corner Post Surveying, Inc on behalf of Joseph Moreschi and North Country Land Inc, Tax Maps 92-38 & 92-34.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of the motion.

7. Full Boundary Survey Waiver was requested on behalf of both property owners for the entire 136 acres. The Board requested the total acreage and square footage of the "new" Moreschi parcel be added to the plan.
8. Chairman Royle opened the public input portion of the hearing. The Board was questioned by two property owners who received Abutter Notification Letters. Is my property line going to change? Only the lines between the Moreschi and North Country Land Inc will change. No other property lines are being affected. Will we be notified if the large parcel makes any changes? Yes, and a Public Hearing will be done – same as this one. Waiver requested from 4.06 #9.

MOTION: To conditionally approve the Boundary Line Adjustment Plan Application submitted by Joseph Moreschi and North Country Land Inc, Tax Maps 92-38 & 92-34, with the waiver, and a final plan showing the revised total area of both parcels.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: Waiver to approve is Section 4.06 #9.
Vote: 5-0 in favor of the motion.

9. **Boundary Line Adjustment Plan Application** submitted by Thomas Hoey for properties at 71 & 97 Round Pond Road, Tax Maps 112-4 & 5. The applicant is proposing to change the boundary line between his two properties.

MOTION: To accept the Boundary Line Adjustment Plan Application submitted for properties at 71 & 97 Round Pond Road, Tax Maps 112-4 & 5.
Made by: Dick DesRoches
Seconded by: John Blackwood
Discussion: None.
Vote: 5-0 in favor of the motion.

10. The well will now be located on the correct parcel with this adjustment. A driveway was omitted.

MOTION: To approve Waiver 406.14 – Driveway Location.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: Driveway location not important to this plan.
Vote: 5-0 in favor of the motion.

11. Chairman Royle asked if there was any public comment on the application. None.

MOTION: To approve the Boundary Line Adjustment Plan Application submitted by Thomas Hoey, Tax Maps 112-4 & 5.
Made by: Dick DesRoches
Seconded by: John Blackwood
Discussion: None.
Vote: 5-0 in favor of the motion.

12. The Board signed the Plans for the Hoey Boundary Line Adjustment at this time.

BOARD BUSINESS

13. N Fogg noted that he had included the proposed seven (7) warrant articles for changes to the Zoning Ordinance in their packets. Three public notices ran in the paper today and owners of affected parcels had been notified as required by NH RSA 675:7. The first Public Hearing will be conducted on December 17, 2015 for the Warrant Articles.

14. J Blackwood believes the Board does not need to change zoning on Perkins Hill Road. The Board believes they were misled in re-zoning this parcel. The Board can approve, change or table any of the Warrant Articles at the public hearing.

15. The PB reviewed the warrant article, but will save discussion for the public hearing.

16. The Board signed the mylar plans for the previously approved Boucher Subdivision on Oak Hill Road and Lovell Lake Road. The pins were set and noted on the final plans.

PRELIMINARY CONCEPTUAL HEARINGS

17. None.

APPROVAL OF MINUTES

18. Approval of the minutes from 19 November 2015.

MOTION:	To accept the minutes of 19 November 2015.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None
Vote:	3-0-2 in favor of the motion, with C Twombly and J Blackwood abstaining.

CORRESPONDENCE

19. None.

PUBLIC COMMENT

20. None.

SET MEETING DATE

21. The next regularly scheduled PB meeting will be 7pm, Thursday, December 17th, 2015 in the Town Hall Conference Room.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:15 pm.
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg/cl