



**TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD**

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**MINUTES OF THE PUBLIC HEARING
April 18, 2013**

Final Copy

MEMBERS		ALTERNATES		STAFF	
Stephen Royle, Chairman	X	Doug Stewart	X	Michelle MacDonald, Secretary	X
Tom Dube, Vice-Chair	X	Gerard Levesque	X	Arthur Capello, Bldg. Inspector	X
Connie Twombly, Selectmen's Representative	X	Nancy Spencer Smith	X	Mike Garrepy, PB Consultant	
David Silcocks, Member	X	John Blackwood		Rick Sager, Town Attorney	X
Dick DesRoches, Member	X				

Also present were: Dave Mankus; Jerry O'Connor (Video); Nate Fogg; Karen Gagneux; Charlie Edwards; Rick Sager (Town Attorney) and Wade Ward.

Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance.

PUBLIC COMMENT

- **Wade Ward** – Anglin Road Tax Map 92 Lot 15

Mr. Ward stated he had asked for a time to discuss the Anglin Road issue but did not see it on the agenda. Chairman Royle stated it would not be on the agenda. Mr. Royle stated the Board would hear Mr. Ward due to the fact the Board would like to put this issue to rest. Mr. Royle stated there could be no comments from the public without another public hearing.

Chairman Royle invited Mr. Ward to approach the table. Michelle MacDonald, Secretary gave the Board a copy of the most recent plan submitted by Mr. Ward. Mr. Wade mentioned to the Board he wasn't sure where the application was in the process right now due to the fact the information he has been receiving is from multiple sources and all of the sources are in conflict. Mr. Ward stated he would like to re-establish a time line of events. Mr. Wade mentioned the road was moved two years ago. Back in January, 2013 Mr. Wade stated he had met with Arthur

Capello, Building Inspector and mentioned his recommendation per the Wakefield Zoning Ordinance was to submit a Revised Subdivision Plan Application.

Mr. Wade stated the first issue he had was on the application. It stated to follow a certain RSA when notifying abutters which he did then was told the Town required more. He felt this was an issue due to the fact he needed to notify abutters that are not directly affected by the change. Mr. Wade stated when he was at the public hearing the Planning Board approved the application with three conditions which he felt he had met. Mr. Wade showed concern over some of Mike Garrepy's conditions stating they were in conflict with what Mr. Capello had instructed him to do. Mr. Wade continued his discussion on Mr. Garrepy's review. Mr. Ward and Mr. Royle had a discussion. Mr. Wade stated what the Board is asking him to do is conflicting with what Mr. Garrepy is recommending him to do. Mr. Royle stated the final plan should reflect the changes and he felt the plan that was submitted by Mr. Wade did not accomplish that.

Mr. Wade felt the changes Mr. Garrepy was asking Mr. Ward to do would cost a large amount of money he did not have. Mr. Ward stated he would like to hear from other members of the Board. Vice-Chair Dube stated he was not here for the public hearing but mentioned from what he understood there were three conditions but also the condition of Mr. Garrepy reviewing the plan. Mr. Wade talked about the removal of the road and driveway easements. Mr. Royle stated the final plans that were submitted were drawn up before Mr. Garrepy's review was received. The Board and Mr. Wade had a lengthy discussion on conflicts. Mr. Dube felt Mr. Garrepy's suggestions were not unreasonable and felt the plan should read "right-of-way relocation plan" not "Subdivision Plan". Mr. Dube felt the changes should not be expensive to make. Mr. Ward stated they would be. Mr. Dube stated he didn't know if Mr. Ward received a 911 address if he could be issued a temporary Certificate of Occupancy or not to help out. Mr. Capello stated the 911 change was presented at the public hearing but the 911 address cannot be issued until the Planning Board approves the road relocation. Mr. Wade stated in the public hearing that the Board discussed Mr. Garrepy's recommendations and it was agreed that the changes were not going to be required. Mr. Royle stated the Board never discussed that. The Board discussed that Mr. Garrepy would review the application, give his recommendations and then Mr. Wade would make the appropriate changes. The Board and Mr. Wade had a discussion. The Board wanted the changes included due to the fact the plan would be used as a reference plan for years to come. Mr. Ward talked about the two notices of decisions that he received from the Planning Board and asked the Board what needed to be done to get his Occupancy permit and a 911 address. Mr. Royle told Mr. Wade the plan needed to be revised to reflect the changes brought forth by Mr. Garrepy. Mr. Wade stated he was not going to meet all the recommendations due to the fact some of them are in conflict with the Town Ordinance.

The Board went through the changes one by one but stated to Mr. Wade the plan would have to be brought back to the Board for signature when complete. Mr. Ward was not happy with the changes the Board agreed with. Mr. Dube felt notes number 1,2,4,5, and 9 should be eliminated from the plan due to the fact they pertain to the subdivision not the relocation plan. The Board reviewed the plan with the list of recommendations. Mr. Royle stated to Mr. Ward if he didn't want to make the changes then there will have to be another public hearing scheduled which would cost more in the long run. Mr. Wade didn't agree with the changes. The Board had a discussion.

Mr. Royle asked Rick Sager, Town Attorney if the Board could go through the list one by one and make a yes or no decision without a public hearing. Mr. Sager stated, basically you would treat this as a preliminary consultation where nothing is binding on either side but if the Board tells Mr. Ward what he needs to do and he comes back with the appropriate changes then the Board needs to sign the plan. Mr. Wade asked Mr. Sager, even if the changes are a conflict. Mr. Sager stated the changes are not a conflict and didn't understand where he was getting this information. Mr. Sager talked about the reason for the needed changes. Mr. Sager suggested to the Board to make the changes as least problematic for Mr. Wade as they can.

Mr. Sager approached the table to assist the Board is reviewing the list of changes. Changes were as follows; #1- needs to be done; #2- no; #3- no; #4- no; #5- needs to be done; #6 needs to be done; #7- needs to be done; #8 needs to be done; #9- needs to be done; #10- no; #11- no; #12- no; #13- already done; #14- already done; #15- no and #16- no. The Board and Mr. Ward agreed on said changes.

Chairman Royal asked if there was any more public comment. Hearing none, Mr. Royle moved to board business.

PUBLIC HEARING

There were no Public Hearings

BOARD BUSINESS

- **Rick Sager** – Review applications and procedures

Mr. Royle stated he had asked Mr. Sager to explain to the Board the application process; who can legally review the plans and the use of a consultant.

Mr. Sager stated to the Board that he had talked some with Mr. Royle about applications, making sure they are complete and who should be doing that. Mr. Sager stated making sure the application is complete is the responsibility of the Board and needs to be determined at a meeting. Mr. Sager mentioned to the Board he didn't see any problem with the Board designating Mr. Capello or the Secretary to go through the checklist. If there is something missing they could call the applicant and let them know the information is missing and let the applicant know the Board might not accept the application as complete without that. The Board and Mr. Sager had a lengthy discussion. Mr. Sager stated it was the Board's discretion as to whom they want to review the plans, the Planning Consultant or Arthur Capello. The Board had a discussion.

OLD BOARD BUSINESS

- **Consultation with Legal Counsel (Rick Sager)- Lake Forest vs. Wakefield**

MOTION: To recess the meeting for consultation with Legal Counsel

Made by: Dick DesRoches

Seconded by: Tom Dube

Discussion: None

Vote: Unanimous

MOTION: To re-enter public meeting

Made by: Dick DesRoches

Seconded by: Tom Dube

Discussion: None

Vote: Unanimous

- **CIP- Discussion**

The Board had a discussion about the members that are on the CIP as of now and the fact the Committee is still in need of a School Board member to join. The Current members are as follows: Howie Knight, Denny Miller, Pricilla Colbath, Dick DesRoches, Nancy Spencer Smith and Tom Dube.

After a brief discussion Mr. Capello stated once the Committee is formed they will set their schedule. Mr. Capello made the suggestion the Board wait to hold the meeting to organize the Committee until the new Land Use Clerk has had time to settle in. The Board had a discussion.

- **Discussion of Planning Board Members Plans and Goals for 2013.**

Mr. Royle asked the Board if they had any goals. Mr. DesRoches stated he felt the Board should deal with the Route 16 issue. The Board should either bring forth changes or decide not to do anything at all. Mr. DesRoches stated this issue will be brought up again if nothing is done. Mr. Levesque stated Route 16 is mentioned in the Master Plan and thinks the Board should follow the plan. The Board had a lengthy discussion about the Route 16 overlay and the types of businesses.

Mr. DesRoches stated the Board should also concentrate on the water quality in the water bodies. Mr. DesRoches has done a lot of work on this and the water quality in our lakes is going in the wrong direction. The weeds are building up and the water clarity is slowly decreasing due to what's happening on the land around. Mr. DesRoches stated if the water quality goes down then so do the property values which will send the taxes for the Town through the roof. The Board had a discussion.

Mr. Royle asked the Board how they would like to progress. Mr. Silcocks suggested hiring the consultant. Mrs. Spencer Smith stated there is a fair amount of information already out there if the AWWA report is taken into account. The Board had a lengthy discussion about treatment of water. Mr. Dube stated the Board could help by educating and maybe raising some funds. The Board had a discussion. Mr. Dube stated water is the lively hood of Wakefield.

APPROVAL OF MINUTES

MOTION: To approve the minutes of April 4th as written.
Made By: Tom Dube
Seconded By: Dick DesRoches
Discussion: None
Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 9:50 pm
Made by: Steve Royle
Seconded by: Connie Twombly
Discussion: None
Vote: Unanimous

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary

Steve Royle, Chair

Tom Dube, Vice- Chair

Connie Twombly, Selectmen Rep

Dick DesRoches, Member

David Silcocks, Member