



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 High Street
Sanbornville, New Hampshire 03872
Telephone: (603)522-6205 Fax: (603)522-2295

MINUTES OF THE PUBLIC MEETING
May 2, 2013

Approved Copy
5/16/13

MEMBERS		ALTERNATES		STAFF	
Stephen Royle, Chairman	X	Doug Stewart		Michelle MacDonald, Secretary	
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	
Dick DesRoches, Member	X				

Also present were: Dave Mankus; Jerry O'Connor (Video); John A. Meader; Sharon Meader; and Wade Ward. Chairman Royle appointed Alternate Gerry Levesque to sit-in for Vice-Chair Tom Dube who arrived as the meeting was in progress.

Chairman Royle called the meeting to order at 7:10pm following the Pledge of Allegiance.

PUBLIC COMMENT

- None

PUBLIC HEARINGS

- None

BOARD BUSINESS

OLD BOARD BUSINESS

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

Chairman Royle invited Mr. Ward to approach the table. Mr. Ward is seeking to have the Planning Consultant Fee Bill of \$243.75 waived. He has spent much time and money in order to resolve the Anglin Road issues and it wasn't disclosed to him until the end of the process that the Planning Consultant Fees were applicable. Chairman Royle agreed that there had been failure to make Mr. Ward aware of the Consultant fees being applicable and collected at the beginning of the process. The fees were also missed at the time his Application was approved by the Board. Mr. Royle explained that the Consultant Fees are always charged to the Applicant as stated on the Town of Wakefield web-site. The Board had a discussion. It was suggested that Mr. Wade pay half of the Consultant's fees which would total \$121.88. Selectmen Twombly asked if Mr. Ward paid half of the Consultant Fee Bill who would pay the other half. Mr. Royle stated the Board would pay the other half from the Consultant Line designated in the Planning Board portion of the Operating Budget. The consensus of the Board was that it would be more than fair to split the fee.

MOTION: To have Mr. Ward pay half of the Consultant Fee Bill (\$121.88)

Made By: Dick DesRoches

Seconded By: Gerry Levesque

Discussion: None

Vote: Unanimous

Mr. Ward stated that he wants to contest /appeal paying any money at all. He believes that the Consultant Fees are not his responsibility. Arthur Capello, Code Enforcement Officer offered to contact LGC (Local Government Center) to find out what the process would be to appeal or contest payment. The Board had a discussion. Mr. Ward left the meeting to consult with the property owner whether to pay half of the original fee to finalize or not.

CORRESPONDENCE and MISCELLANEOUS

- **Sharon and John Meader – Preliminary Discussion** – Business on property

Chairman Royle invited Sharon and John Meader to approach the table. John Meader introduced himself and his wife Sharon. Currently, J & S Meader own GREAT EAST DOCKS located on the corner of Meadow Street (Route 109) and 17 Cosmar Drive in Sanbornville Village. They also own a piece of property located on Route 16 (White Mountain Highway), are looking toward expanding their business on this property, and discussing with the Board if this would be approved or not.

Arthur Capello, Code Enforcement Officer gave a brief synopsis of what the owner's currently have for their business, what the property on White Mountain Highway is zoned (R-III), and what is allowed according to the Town of Wakefield Zoning Ordinance. Chairman Royle stated that a Site Plan Review and a Conditional Use would need to be done. Both of these procedural applications can be done at the same time. The Board had a discussion.

There was concern by the Board about access to Route 16 (White Mountain Highway). Mr. Meader met with State Officials who stated there is an existing driveway cut for this property on Route 16.

The Board recommended to John and Sharon Meader that they apply for a Major Site Plan Review, a Conditional Use, and possibly a Variance from the Zoning Board – dependent on the number of buildings they wish to place on the property. The Board had a discussion.

A Preliminary Discussion was then suggested by the Board to the Applicant's. Mr. & Mrs. Meader could present a Conceptual Drawing showing how they plan to utilize the property prior to completing the application for a Major Site Plan Review. If the Board agrees with the Conceptual Drawing, the proper paperwork could be completed and the process begin. The Applicant's, John and Sharon Meader, thanked the Board for their time.

OLD BOARD BUSINESS

- **Wade Ward – Anglin Road**

Chairman Royle invited Mr. Ward to approach the table for the second time. Mr. Ward left the meeting to consult with the property owner to inquire if splitting the Planning Consultant Fees was permissible.

Mr. Ward stated that the property owner agreed to pay \$121.88 (half of the original fee) and the Board will pay the other half. He reiterated his concern over the lack of communication. Mr. Ward also asked permission to have Planning Board Vice-Chair Tom Dube give his input about the fees. Vice-Chairman Dube stated he agreed with the Board and would have voted to split the fees 50/50. Chairman Royle thanked Mr. Ward and stated the Board will take into consideration his concerns. Mr. Capello stated that two checks were needed: 1- made payable to the Town of Wakefield in the amount of \$121.88 and 1-made payable to Carroll County Registry of Deeds of \$53. Mr. Wade brought cash. Mr. Capello asked Mr. Ward to come to the Office in the morning to make the payments and a receipt would be given showing that the fees had been collected.

- **All Approved Plans signed for Anglin Road by each Board Member and recording at Carroll County Registry of Deeds.**

NON-PUBLIC SESSION

- **Update-Lake Forest vs. Wakefield**

MOTION: To move into Non-Public Session per RSA 91-A:3 II a ~ e.
Made by: Connie Twombly
Seconded by: Steve Royle
Discussion: Roll call
Vote: Unanimous

MOTION: To re-enter public meeting
Made by: Connie Twombly
Seconded by: Steve Royle
Discussion: None
Vote: Unanimous

MOTION: To seal Non-Public minutes
Made by: Connie Twombly
Seconded by: Steve Royle
Discussion: None
Vote: Unanimous

APPROVAL OF MINUTES

MOTION: To approve the minutes of April 18th as written.
Made By: David Silcocks
Seconded By: Dick DesRoches
Discussion: None
Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 8:50 pm
Made by: Steve Royle
Seconded by: Connie Twombly
Discussion: None
Vote: Unanimous

Respectfully submitted,

Cheryl Labrie

Town of Wakefield NH
Building Inspector/Code Enforcement Office
Administrative Assistant

Steve Royle, Chair

Tom Dube, Vice- Chair

Connie Twombly, Selectmen Rep

Dick DesRoches, Member

David Silcocks, Member