



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE PUBLIC MEETING
6 June 2013

Approved
6/20/13

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk	X
Tom Dube, Vice Chairman	X	Gerard Levesque	X	W. David Stephen, Code Enforcement	
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					

Also present were: None.

Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. Nancy Spencer-Smith was designated to fill in for Dick DesRoches.

PUBLIC COMMENT

- None

PUBLIC HEARINGS

- None.

POTENTIAL ZONING CHANGES

1. Manufactured Housing (mobile homes) on a slab. We need to allow them to be placed on a 6" poured concrete slab. We will need to remove/or change the footnote from Table 1. Members discussed the pros and cons of which districts are least impacted by MH. MH is governed by Federal Law, which we may want to reference within the zoning ordinance. Additions to MH must meet current building code. Discussion also included mobile home parks and affordable housing in Wakefield. Nate will bring letter from the State and information on Federal Regs to next meeting to make sure we comply with Fed Regs.
2. Stormwater Management. Forrest Bell will attend our June 20th meeting to provide a wrap up of material he has prepared for the board. He may have recommendations for our Sub/Site Regulations.

3. Route 16 Zoning. Nate will find curb cuts and plans to discuss at next meeting. Once we see where curb cuts are located, we can look at ways the property can be developed. We want to make sure that there are places for business to locate in town. It would be preferred to have areas available with route 16 access that are not visible from Route 16. Natural Resource Inventory (NRI) maps will be reviewed by the Conservation Commission on Monday evening. Perhaps data that has been compiled for those maps will be useful in helping to find the best areas for development on Route 16 and throughout town. We should look at other similar towns in the areas that we should try to emulate. Incentives may attract new businesses to town. (Check to see how/if it has worked in other similar towns.) Should a Sugar Hill type of retirement community be attracted to town? We have increased density in the R-I, R-III, Agricultural, & Village Residential zones for Workforce and Elderly housing.
4. Recreational Campground cabin sizes. We may wish to limit or control sizes or match the state size limits. Do we want to emphasize a particular cabin size? Is there a tax advantage to the town to have cabins instead of camp sites? Do we want to have a size in the ordinance so that if the State law increases the size we would have the option of keeping it at 400 SF?
5. Minimum Square Footage of Living Area. Current zoning does seem logical. Multi-family requires a larger square footage than Single-family. Zoning was changed to reduce square footage recently. Nate will check warrant articles to make sure that the Zoning Ordinance was updated correctly and report back to PB.
6. Family Compound. Ordinance is set up currently worded very loosely. This will create an enforcement issue at some point down the road, even if the initial creation had good intent. Should we eliminate the whole section? Nate will check to see if other towns have a Family Compound in their ordinance.
7. Temporary Structures. Quonset Hut, yurts, camping trailer type structures. There are problems in town where they stay forever and are a nuisance. Should we require them to meet setbacks also? Should there be a time limit for temporary structures?
8. Definitions. Should we have a definition for Nano-Brewery so that we can better control their locations? Better to be pro-active than wait until we are trying to correct a problem.

BOARD BUSINESS

1. CIP Update. The previous approved CIP has been mailed out to the CIP Committee as a starting point for preparing an update. The CIP Committee will be meeting Tuesday, June 18th at 6pm. After the meeting on the 18th, sections will be mailed out to each department for updating.

MINUTES

MOTION:	To approve the Public Minutes from May 16 th as printed.
Made by:	Tom Dube
Seconded by:	David Silcocks
Discussion:	None
Vote:	5-0 in favor of the motion

NON-PUBLIC BUSINESS

MOTION: To enter into non-public session per RSA 91-A:3, II(e).
Made by: Connie Twombly
Seconded by: Tom Dube
Discussion: None
Roll call vote: Royle-aye, Dube-aye, Twombly-aye, Silcocks-aye, Spencer-Smith-aye

SEALING MINUTES

MOTION: To seal the minutes of the 6 June 2013 Non-Public Session in perpetuity.
Made by: Nancy Spencer-Smith
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

ADJOURNMENT

MOTION: To adjourn the meeting at 8:37 pm
Made by: Nancy Spencer-Smith
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Land Use Clerk