



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
LAND USE DEPARTMENT

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
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MINUTES OF THE PLANNING BOARD MEETING  
5 December 2013

Approved 12/19/13

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

Also present were: Gary Stevens, Roberta Stevens, & Lucas Ward (videographer)

Chairman Royle called the meeting to order at 7:00 pm following the Pledge of Allegiance. N Spencer-Smith was seated for D Silcocks.

PUBLIC COMMENT

1. None

PUBLIC HEARINGS

2. None

CONCEPTUAL DISCUSSIONS

3. None

BOARD BUSINESS

4. Proposed Zoning Changes: N Fogg confirmed that the public hearing for December 19<sup>th</sup> has run in the newspaper. The proposed changes were reviewed by the Town Attorney. His comments with PB revisions are attached to these minutes.
5. The PB reviewed the proposed Zoning Changes and comments by Town Counsel. Minor changes were made and returned to Town Counsel for preparation of the actual warrant articles.
6. CIP Update: The CIP is not complete, but should be ready by the next meeting on the 19<sup>th</sup>. There will likely be a joint meeting between the PB and CIP subcommittee to review the proposed CIP.

7. Member Terms: It was noted that D DesRoches is the only member whose term expires this coming March. D DesRoches will need to sign up for re-election, if he so chooses, in the Town Clerk's office in January.

#### APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 11/21/13 PB meeting with minor grammatical changes  
Made by: Tom Dube  
Seconded by: Dick DesRoches  
Discussion: None  
Vote: 5-0 in favor of the motion

#### CORRESPONDENCE

8. None presented.

#### SET MEETING DATE

9. The next regularly scheduled PB meeting will be Thursday in December (12/19)

#### ADJOURNMENT

MOTION: To adjourn the meeting at 9:02 pm  
Made by: Nancy Spencer-Smith  
Seconded by: Connie Twombly  
Discussion: None  
Vote: 5-0 in favor of the motion

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

Potential Zoning Changes: (Rick Sager's comments in Bold)  
(PB revisions in Bold)

1. Add "Garage" as a permitted use in the Residential Uses section of Article 3, Table 1

In Table 1, I changed "garage" to "residential garage" to avoid confusion between a commercial garage, and a garage for the family car. I also added a definition of "GARAGE, RESIDENTIAL" to read as follows: "A building that is capable of storing up to 4 passenger motor vehicles and which is used for non-commercial purposes."

PB likes your comments with minor change. "A building that is capable of storing up to 4 passenger motor vehicles and in which no occupation or commercial endeavor occurs."

2. Change footnote 3 in Section 3, Table 1 to coincide with Federal law regarding installation of manufactured housing

I revised slightly to read, "To be installed in accord with [RSA Chapter 205-D "Manufactured Housing Installation Standards"](#) ~~on a permanent foundation~~ and subject to "Building Area Requirements" in Table 3."

PB likes as written.

3. Change footnote 5 in Section 3, Table 1 to allow camping for up to 120 days per year

This change is fine ("legal") from 75 to 120 days per year, although I question the need and the wisdom for allowing use of a private campsite on private property for 120 days each year. I personally feel 30 days is ample. Isn't this why we have recreational camping parks? The placement of an occupied RV, tent or whatever on private property essentially adds bedrooms to the property, and overburdening the septic system is a likely result, absent additional requirements. See my additional comments regarding changes to Article 16 below.

Combine #3 with #7 since they both need to pass or fail together.

4. Change Minimum Living Area of Multi-Family Units to 700 square feet and add footnote 9 to explain the cluster housing square footage requirement

This change to Table 3 is fine ("legal") from 850 to 700 sq. ft. per unit, although I question the need and the wisdom for this amendment. I point out that this size requirement was already on the warrant in 2011 where it was attempted to reduce the unit size to 600 sq. ft., and was defeated. Is there truly a need for this amendment?

The PB does not want to leave multi-family at 850 since that is larger than single-family, which does not make any sense. They want to change Multi-Family and Open Space living area to 800 SF to match Single-Family. This also requires changing Article 12.C.8 Dwelling Unit definition to 800 SF.

5. Article 4- change the map year to 2013. Perhaps could be worded to automatically remain current?

I reworded the first paragraph of the Article as follows: "The Zoning Districts identified in this Ordinance are bounded as shown on the map entitled "Zoning Map of Wakefield New Hampshire," hereinafter referred to as the "Wakefield Official Zoning Map," or "Zoning Map"). The Wakefield Official Zoning Map is located in the Wakefield Town Hall and made a part of this Ordinance."

Love it!

6. Article 15 – Performance Standards, Replace section

The new Article 15 as proposed is entitled "PERFORMANCE STANDARDS FOR AREAS WITHIN THE RESIDENTIAL II SHOREFRONT DISTRICT." Perhaps it should be changed to "PERFORMANCE STANDARDS FOR AREAS WITHIN THE STATE'S "PROTECTED SHORELAND"." This is because there are areas in town located outside of the RES II district (such as near the Pub) that are not in RES II, but within 250 feet of Lovell Lake.

Otherwise, I have no problem with the wording of the new Article 15.

PB want to stay with Shorefront, which includes 500 feet from the lakes rather than 250 in Shoreland rules. They realize they are giving up a small area by the Pub and Lovell Lake and are OK with that.

#### 7. Article 16- Private Campsites, Multiple changes

I still think 30 days is plenty...

Regardless, my preference (if the RV is going to be there for 120 days), the septic system should be sized to accommodate the increased use, if the RV occupants plan to use the indoor facilities, or if the RV will be hooked directly into the system. I therefore added the following language to paragraph 7 of Article 16: "The Code Enforcement Officer shall require the septic system to be of sufficient capacity to accommodate the increased use, based upon the size of the recreational vehicle, tent or similar shelter, and the number of occupants."

And because generators can be really noisy and annoying to neighbors (especially on hot nights with the neighbor's windows open), I added the following language to paragraph 8 of Article 16: "If the source of electricity is from a generator, it shall be required to be shielded to prohibit noise and/or hours of operation limited to prohibit disturbing neighbors."

They like your suggestions but want to keep 120 days.

#### 8. Article 18 - Does this really apply to Commercial units or uses?

I opined on this previously. See my email to Nate dated 11-19-2013. I am not clear if the PB seeks to have this Article amended at this time.

Eliminate for this go-around.

#### 9. Article 23C- remove and change to Reserved

It seems to me, given we are essentially a residential community and not a transient community, we should be keeping this section to allow these types of uses, and not allowing RVs, etc. from extended stays on private property. In any event, the removal of "Family Compound" as a permitted use is fine ("legal") as proposed.

Change to Reserved. If the voters like the convoluted mess they can vote to keep it.

10. Article 33- Definitions, add "Nano-Brewery" & "Structure, Temporary"

Nano brewery addition is fine. The "Structure, Temporary" definition causes me concern unless there's a time frame attached to what "temporary" means. I suggest one year. I amended the definition as follows: "STRUCTURE, TEMPORARY. A structure without any foundation or footing and removed when the designed purpose or use has ceased, or within one year, whichever is less. The structure shall not be connected to water or sewer. Examples include a Quonset hut, temporary storage garage, storage trailer, storage pod, temporary shed, etc. The structure shall comply with lot line setbacks in Table 2 "Minimum Setbacks."

The PB liked it, but please remove "or within one year, whichever is less."