



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
19 December 2013

Approved 1/16/14

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		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith	X	Richard Sager, Town Counsel	X
David Silcocks, Member	X	John Blackwood	X		
Dick DesRoches, Member	X				

Also present were: Jerry O'Connor (videographer), Dave Mankus, Jim Fitzpatrick, David McGrath, Pam Wiggin, Peter Brown, & Coleman McDonough

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

PUBLIC COMMENT

1. Pam Wiggin spoke about the Historic Resource Chapter of the Master Plan. The chapter is nearly completed; however, it still needs Heritage Commission review and approval. This will happen at their regular meeting in January. The chapter will be passed along as soon as the Heritage Commission reviews and approves the chapter. The PB will hold a Public Hearing to adopt the chapter at their regularly scheduled February 6th meeting.

PUBLIC HEARINGS

2. Public Hearing on Proposed Changes to the Zoning Ordinance was opened and each proposed change was reviewed in order of the packet prepared for the public hearing. The packet is attached to these minutes for reference.
3. Adding Residential Garage as an allowed use, page 1: reviewed, no changes were proposed. Town Counsel suggested that because the actual warrant article wording was not in the Town Clerk's office by the required date (other documentation was there for review) that all of the warrant articles be reviewed again at the next public hearing on January 2nd.
4. Changing Manufactured Housing footnote to follow Federal Law and not require a foundation.
5. Living space square footage was reviewed. Wording was added to clarify that the square footage applied not only to single family residential and multi-family residential, but that it also applied to open space subdivisions also.
6. No change to the wording of the official zoning map, Article 4, was proposed.

7. No change in the wording of the new Article 15 Performance Standards for Areas Within the Residential II Shorefront District were proposed.
8. Article 16 and Article 3, Table 1 for Private Campsites was revised to change calendar year to 12 month period to not allow back to back 120 day camping periods and to allow up to 14 days of camping without a permit.
9. Changes to Article 23C, Family Compound were tabled until the section could be re-written for next year. While the PB agreed that changes needed to be made, they felt that re-writing the existing article was more favorable than eliminating the article altogether.

MOTION: To table the changes to Article 23C – Family Compound until the fall of 2014.
 Made by: Tom Dube
 Seconded by: Connie Twombly
 Discussion: None
 Vote: 5-0 in favor of the motion

10. Changes to Article 33 for Temporary Structures and Nano Brewery were discussed and decided to break them up into 2 separate warrant articles. Minor changes to both warrant articles were proposed.

CONCEPTUAL DISCUSSIONS

11. None

BOARD BUSINESS

12. Proposed Zoning Changes: N Fogg confirmed that a second public hearing for the proposed zoning changes ran on December 19th and the public hearing is scheduled for January 2nd. The next public hearing notice will run on January 2nd for a possible public hearing on January 16th.
13. CIP Update: The CIP is has been written and N Fogg is awaiting review by the CIP Committee. There will likely be a joint meeting between the PB and CIP subcommittee to review the proposed CIP in January.
14. N Fogg questioned allowing a barn on a parcel in the Agricultural Zone without a residence. He feels that the barn can be the primary use or the farming is the primary use and the barn is an accessory structure to the farming use. Town Counsel did not see any error in that logic and it was up to N Fogg as Code Enforcement Officer to make the decision.
15. N Fogg questioned whether a hair salon, which is not allowed as a primary use in the R-1 zoning district, could be a home occupation. A similar situation has been discussed previously by the board. Both the PB and Counsel agreed that it was allowed under the "Mixed Use" heading and/or the "Home Occupation" section of the Zoning Ordinance.

16. Kerry Fox presented N Fogg with a plan to convert a previously non-building lot to a buildable lot. After review of the original subdivision plan, the proposed plan, and PB minutes, it was determined that it was approvable by the PB after holding a public hearing. This is the only way to prevent a cloud on the title regarding whether or not this is truly a buildable parcel. No new plan needs to be drawn, but a PB decision needs to be reached and a document regarding the decision recorded at the registry of deeds that refers to the original subdivision plan and deed for the property. N Fogg will notify Kerry Fox.

APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 12/5/13 PB meeting
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion

CORRESPONDENCE

17. None presented.

SET MEETING DATE

18. The next regularly scheduled PB meeting will be Thursday in January (1/2)

ADJOURNMENT

MOTION: To adjourn the meeting at 9:00 pm
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion

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