



**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 HEARING  
January 10, 2013**

**Final Copy**

MEMBERS		ALTERNATES		STAFF	
John Blackwood, Chairman	X	Richard DesRoches	X	Michelle MacDonald, Secretary	X
Paul Winckler, Vice-Chairman	X	Doug Stewart	X	Arthur Capello, Bldg. Inspector	
Charlie Edwards, Selectmen's Rep		Gerard Levesque	X	Mike Garrepy, PB Consultant	
Stephen Royle	X			Rick Sager, Town Attorney	
Tom Dube	X				

Attendees present: Lawrence Edwards, Marie Hanson, Mitch Hanson, Valerie Ward and Cindy Bickford, Relf Fogg, and Steve Brown.

Chairman Blackwood opened the meeting at 7:00pm

**PUBLIC COMMENT**

No public comment

**CORRESPONDENCE AND MISCELLANEOUS**

- **Lawrence Edwards- Preliminary Discussion for property located at 1197 Province lake Road**

Chairman Blackwood invited Mr. Edwards and Cindy Bickford, Assessing to approach the table. Ms. Bickford was in attendance to help explain the issue Mr. Edwards was having to the Board.

Mr. Blackwood stated the Board was reviewing an old subdivision that was done in 1988 because of wording on the plan Mr. Edwards is unable to sell the parcel of land. Mr. Edwards stated the plans show there are two parcels of land. There was never a boundary line adjustment done and he has been paying taxes on just over 5 acres of land. The 5 acres include both parcels. The Board and Mr. Edwards had a brief discussion.

Ms. Bickford showed the Board the Tax Map before the subdivision and then the Tax Map after the subdivided lots and showed the one lot remaining. Ms. Bickford stated Mr. Edwards is having a problem because of the notation on the plan that indicates he should have deeded a portion of lot 24 with the property he no longer owns. Ms. Bickford stated he needed to somehow get the notation corrected or removed. The Board and Ms. Bickford had a discussion.

Ms. Bickford stated she believed Mr. Edwards would need a new Mylar to be recorded at the Carroll County Registry of Deeds. The new Mylar should be presented to the Board with the notation removed and a note stating this new plan with the notation removed supersede the prior plan recorded. The Board had a discussion.

The Board had no issue signing a new Mylar with the notation removed that would supersede the prior plan recorded.

## **PUBLIC HEARING**

- **Marie Hanson has filed a Site Plan Review Application- Home Occupation for Massage Therapy located at 521 Pine River Pond Road – Tax Map 40, Lot 1.**

Chairman Blackwood invited Marie and Mitch Hanson to approach the table. Mr. Blackwood asked Mrs. Hanson to explain what she was proposing. Mrs. Hanson stated he would like to have her Massage Therapy business out of her home. Mrs. Hanson mentioned she saw approximately 15 people, one at a time neither parking nor the septic system were going to be an issue. The Board had a discussion. A motion was made.

**MOTION:** To accept the application  
**Made by:** Paul Winckler  
**Seconded by:** Steve Royle  
**Discussion:** None  
**Vote:** Unanimous

Mr. Dube asked if all the abutters were notified. Michelle MacDonald, Secretary stated “yes they were”. Mr. Blackwood asked if there was anyone in the public that was for or against this application. Mr. Leveque, Planning Board Alternate asked if the signage would meet the Zoning. Mr. Winckler stated it did. Mr. Blackwood stated Arthur Capello looked over the plan and had no issues. The Board had a discussion about the plan. A motion was made.

**MOTION:** To approve the application with no conditions  
**Made By:** Paul Winckler  
**Seconded By:** Steve Royle  
**Discussion:** None  
**Vote:** Unanimous

## **BOARD BUSINESS**

- **The Board needed to vote on whether or not to make Arthur Capello the Planning Board Designee to review applications.**

Mr. Royle mentioned the Board has had this conversation before and read from previous minutes that stated Arthur Capello would handle Insignificant Changes of Use and the rest Mike Garrepy, Planning Consultant would review. Michelle MacDonald, Secretary stated they were trying to lower the cost for the applicant. The Board had a discussion. Mr. Blackwood felt it should be up to the Board to dictate whether Arthur or the Planning Consultant reviews an application. The Board continued the discussion.

Mr. Leveque and Mr. DesRoches felt Arthur Capello didn't want to review the last application due to the way he was treated by the public and the Board at the last meeting. Mr. Blackwood stated it was wrong the way Arthur was treated. Mr. Blackwood stated due to his hearing problem he didn't hear what was being said. Mr. Blackwood stated he took full responsibility for the way the meeting was handled. The Board had a discussion. A motion was made.

**MOTION:** To make Arthur Capello the Planning Board Designee to review applications  
**Made By:** Tom Dube  
**Seconded By:** Paul Winckler  
**Discussion:** The Board had a brief discussion  
**Vote:** Unanimous

## **OLD BOARD BUSINESS**

Chairman Blackwood asked if there was any old business that needed to be discussed. Relf Fogg stated the Board worked hard all year long on Zoning Amendments while taking advice from Arthur Capello and the Town Planner. Mr. fogg mentioned it looked like the Board was going in the right direction then all but two amendments were tabled. Mr. fogg stated he was frustrated watching the whole process and mentioned to the Board to keep up the good work.

Mr. Blackwood asked if anyone else would like to speak. Hearing none, he went on the meeting minutes.

## **APPROVAL OF MINUTES**

Mr. Royle felt the minutes needed to be more detailed. Michelle MacDonald, Secretary stated she called LGC and was told the minutes should not be verbatim, actually less it better. Mr. Royle stated he felt because of the context of the meeting the minutes should include more information. The Board had a discussion. Mrs. MacDonald mentioned she could get a copy of the DVD to include with the minutes.

The Board had a lengthy discussion about the Route 16 overlay and stated the Planning Board Alternates could look on the Route 16 corridor and research the lots that do not have any houses on them and use that for an Industrial area. The Board had a discussion about how taxes are affected if the Board proposes an overlay verses re-zoning. Mr. Leveque felt the Board should start working on this issue now instead of the last minute. The Board agreed.

**MOTION:** To approve the minutes of December 20, 2012 with DVD of the meeting to be included.  
**Made By:** Paul Winckler  
**Seconded By:** John Blackwood  
**Discussion:** The Board had a brief discussion as to whether they would like the minutes to be more detailed.  
**Vote:** Unanimous

### **ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:08 pm  
**Made by:** Tom Dube  
**Seconded by:** Paul Winckler  
**Discussion:** None  
**Vote:** Unanimous

Respectfully submitted,

*Michelle MacDonald*

Michelle MacDonald  
Planning Board Secretary