



**TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD**

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**MINUTES OF THE PUBLIC HEARING
January 17, 2013**

Final Copy

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

Attendees present: George Szirbik, Reuben Knisley, Jim Miller, Relf Fogg, Lisa Polmonari, Al Polmonari and Bryan Berlind.

Chairman Blackwood opened the meeting at 7:00pm

Let the record show Selectmen Peter Kasprzyk sat in for Selectmen Rep. Charlie Edwards and Alternate Gerry Levesque sat in for Member Steve Royle.

PUBLIC COMMENT

Chairman Blackwood asked if there was any public comment. Jim Miller stated he had something to say. Mr. Blackwood invited Mr. Miller to approach the table.

Mr. Miller stated he was associated with Channel 3 (Clear view TV) and has been helping out with informational videos. Mr. Miller mentioned they were going to record an informational video explaining the warrant articles. Mr. Miller stated he saw a couple of articles that pertained to Zoning. The video will consist of interviews with department heads or representatives on warrant articles. This is not a debate! There will be two questions asked; how this article came about and what would be the features and benefits should it come to a positive vote.

Mr. Miller stated the reason he was here tonight was to ask the Board if they would like to have a representative to do the interview tomorrow January 18, 2013. The Board and Mr. Miller had a discussion on what the interview would entail and when and where the interviews will be. Mr. Miller stated he had spoken to Arthur Capello and asked him if he would be available tomorrow or if he could

make himself available if the Board chose to use him as the representative. The Board agreed to allow Arthur Capello to be the representative on behalf of the Planning Board to conduct an interview on warrant articles. The Board continued the discussion.

Relf Fogg mentioned to the Board he hoped all were happy in their positions on the Planning Board and would continue service with the Town but asked the board if when they are sworn into office if they are fully aware of their oath to uphold the Constitution and the Laws of the State of New Hampshire. Mr. Fogg stated he believed everyone in the room had good intentions for the Town of Wakefield but asked if all the members would study article 7 of the Constitution. Mr. Fogg continued to talk about Article 7.

PUBLIC HEARING

- **George Szirbik, applicant has filed a Boundary Line Adjustment Application for property located on Veazey Point Road and Veazey Cove Road – Wakefield – Tax Map 141, Lot 40 and involving TM 141-5, TM 141-13, TM 141-6, TM 141-30, TM 141-34, and TM 141-35.**

Chairman Blackwood invited Bryan Berlind and George Szirbik to approach the table. Mr. Berlind introduced himself, stated he worked for Land-Tech representing George Szirbik and the other lot line adjusters and mentioned Al and Lisa Polmonari, co-applicants were also present.

Mr. Berlind stated the plans the Board were given involved a six lot, lot line adjustment. Mr. Berlind stated George Szirbik owns the land behind the six applicants and also the majority of Veazey Cove and Veazey Point. Mr. Berlind mentioned Mr. Szirbik had negotiated with six of the camp lot owners to convey to them additional land beyond the road and to maintain continuity to include the portion of road that would otherwise divide the existing lot with the adjusted lot into two. They are looking to create single lots.

Mr. Berlind pointed out to the Board where the six lots are and who the owners were. He briefly explained to the Board what each applicant had for acreage now and what they will have for acreage after the lot line adjustment. The Board had a lengthy discussion.

Mr. Berlind stated they were requesting four waivers. **#1. 4.10 A (3) Details within 50' of the lot** – Mr. Berlind stated they are respectfully requesting a waiver to provide details of all roads, rights-of-way, intersections and driveways within 50' of the lot. This request applies to the remaining land lot (TM 141-40). **#2. 4.10 C (1) Elevation Contours** – A waiver to contours is respectfully requested for remaining land. **#3. 4.10 C (2) Soils types & Tests, etc for the entire lot** – A waiver to soils types/tests is respectfully requested for the remaining land. **#4 4.10 C (4)** – Mr. Berlind stated they were respectfully requesting a waiver to provide details of the approximate location of buildings, wells and wastewater treatment or septic systems, water lines, sewer lines, drainage facilities, utilities, and other such improvements, within 100' feet of the site. This request also applies to the remaining land lot (TM 141-40). Mr. Berlind stated due to the simplicity of this application, being a Boundary Line Adjustment where non- conforming lots become more conforming and given how remote some of these improvements are to the “core” of the application, demanding such details creates an unnecessary hardship and expense upon the applicants. The Board had a brief discussion on the waivers.

MOTION: To accept the application

Made By: Tom Dube
Seconded by: Paul Winckler
Discussion: None
Vote: unanimous

Chairman Blackwood invited Mike Garrepy, Planning Consultant to approach the table. Mr. Garrepy stated the lot line adjustments, which enlarges the existing lots he sees to be an environmental benefit certainly if the intent is to eventually replace what's there with new septic systems and other improvements the land owners may be making. Mr. Garrepy mentioned first and foremost compliance with zoning with the frontage requirement. The road frontage requirement is 150' for Residential II shorefront (frontage can include private roads). Mr. Garrepy stated the new lots will effectually absorb their frontage into the lot. Mr. Garrepy asked the Board to consider and make a ruling on whether or not the lots that are being enlarged still meet the frontage requirement from the zoning stand point. The Board and Mr. Garrepy had a discussion on frontage.

Mr. Garrepy felt the verbiage about the access for the lots should be worded differently on the plan. The Board had a discussion about easement access and lot shape. Mr. Garrepy asked Mr. Berling if he could clean the plan up a bit making sure the labeling is clear on which lot lines are being created. The Board had a discussion on the plans. Mr. Kasprzyk stated there were a few misspelling on the plan as well.

Chairman Blackwood asked if there were any comments from the public. Al Polmonari wanted to bring up the point that Mr. Garrepy made about the road frontage looking like it was being absorbed. Mr. Polmonari stated he wanted to make a note that the applicants still have the road frontage so someone doesn't come back at some point and say the lots are less conforming now than they were prior to the lot line adjustment. Mr. Dube stated this should be added to the plan also. The Board had a discussion. Chairman Blackwood closed the public hearing.

The Board had a discussion about the waivers. A motion was made.

MOTION: To approve all of the waivers presented
Made By: Tom Dube
Seconded by: Gerry Levesque
Discussion: None
Vote: Unanimous

MOTION: To approve the application subject to Mike Garrepy's approval
Made By: Paul Winckler
Discussion: The Board had a discussion whether to wait to approve next meeting

Let the record show the motion died due to lack of being seconded.

MOTION: To continue this application on February 7th.
Made By: Tom Dube
Seconded by: Paul Winckler
Discussion: None

Vote: Unanimous

The Board and Mr. Berlind discussed what needs to be completed for next meeting.

BOARD BUSINESS

Chairman Blackwood asked Mike Garrepy, Planning Consultant to approach the table. Mr. Blackwood stated to Mr. Garrepy that he needed to be more dependable and return information on a timely fashion.

Mr. Garrepy apologized for his dependability and promised he would be more responsive in the future. The Board and Mr. Garrepy had a discussion on his full-time job. Mr. Garrepy mentioned he had given his resignation and will be more available in the future.

APPROVAL OF MINUTES

MOTION: To approve the minutes of January 10 with minor changes.

Made By: Tom Dube

Seconded By: Paul Winckler

Discussion: None

Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 8:02 pm

Made by: Paul Winckler

Seconded by: John Blackwood

Discussion: None

Vote: Unanimous

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary