



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

2 High Street  
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Telephone: (603)522-6205 Fax: (603)522-2295

**MINUTES OF THE PUBLIC HEARING  
March 7, 2013**

**Final Copy**

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

Let the record show Alternate Dick DesRoches sat in for Vice-Chair Paul Winckler and Alternate Gerry Levesque sat in for Member Tom Dube.

Also present were: Kerry Fox; Valerie Ward; Dee Dee Ford & Richard Ford, applicants

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

**PUBLIC COMMENT**

- Chairman Blackwood asked if there was any public comment. Mr. Ford stated it was nice to see that the Town of Wakefield still recited the Pledge of Allegiance.

**CORRESPONDENCE AND MISCELLANEOUS**

- **Kerry Fox-** Discussion on non-buildable lot Tax Map 52 Lot 3- Gary Bisson

Chairman Blackwood invited Kerry Fox to approach the table. Mr. Fox stated he was representing Gary Bisson, property owner and mentioned Mr. Bisson came before the board last year to discuss having the verbiage removed from the Subdivision plan. Mr. Fox handed the Board a packet (available in the Land Use Office during normal business hours). The lot of record is on Grenier Road, is a two acre lot and was created in 1981. When the Subdivision was approved by Great East Land Survey Co. it had a stipulation of "not a buildable lot". Mr. Fox believes the lot was approved by the State as a lot of record but not a buildable lot. The Board had a discussion. Mr. Fox stated his approach would be to re-submit the lots to the State showing topography and soils data. Once this is done Fox Survey would receive a Subdivision approval

number. Then they can move on to the Building permit at a later date/in the future. Mr. Fox asked the Board if an application for the Planning Board would have to be filed or just simply filing an application with DES and going through the process. Mr. Blackwood thought the verbiage was on the plan because a soil test for the septic was never done. The Board had a discussion about road frontage. Mr. Edwards asked how the Board can have the verbiage removed. The Board had a discussion about the verbiage posing a problem for the property owner down the road. Mr. DesRoches stated if the property owner obtained a letter stating State approval had been received and file the letter with the plan there should be no problem. The Board discussed road frontage and what end of the property the driveway should be placed. The Board and Mr. Fox agreed it would be best to make the driveway off of Lord Road since there is more road frontage. The Board had a discussion. It was decided there was no need to come before the Board with an application. However, a letter signed by the Board is required to be filed with the Subdivision plan.

**It was stated the new Planning Board Members should follow with the recommendations of the current Planning Board Members.**

## **PUBLIC HEARING**

- **Richard & Deanna Ford**, applicants have filed a Conditional Use Permit Application for property located on 1070 Ballards Ridge Road – Wakefield – Tax Map 43, Lot 1.

Chairman Blackwood invited Richard & Deanna Ford to approach the table. Mr. Ford stated they were looking for approval of the Conditional Use Permit Application they submitted for the Nano Brewery which will allow the production of up to 2000 barrels of Beer a year for self-distribution. This will not be a restaurant nor will they be serving pints of beer on the premise. Mr. Ford stated they were simply brewing beer on the property and self-distributing.

Mr. Ford stated they needed approval from the Planning Board before they can go any further. Mr. Ford mentioned they have not heard any objections from their abutters and the Police and Fire Departments approved the project.

**MOTION:** To accept the application

**Made by:** Charlie Edwards

**Seconded by:** John Blackwood

**Discussion:** None

**Vote:** Unanimous

Mr. Ford stated he had reviewed Arthur Capello, Building Inspector's recommendations (available in Land Use Office, during normal business hours). Mr. Ford felt the recommendations were customary and had no problem with them.

Mr. Royle stated he didn't have a problem with the brewery but thought there should have been a Home Enterprise Application submitted along with the Conditional Use Permit. Mr. Royle's reasoning was an approval of a Conditional Use Permit changes the Zoning but does not give permission to run a business on the property. Mr. Royle felt a Conditional Use Permit could not

stand alone. Mrs. Ford stated this was the direction Mr. Capello sent them. Mr. Royle still wasn't convinced a Conditional Use Permit was all that was needed. The Board had a discussion on Home Enterprise and the fees that would be accrued from filing another application. The Board decided if the Home Enterprise Application is needed the Board will incur the fees because this is no fault of the applicant.

**MOTION:** To approve Conditional Use Permit Application pending the acceptance of the Home Enterprise Application, if required subject to the conditions recommended by Arthur Capello and waive fees for the Home Enterprise Application if filed.

**Made by:** Charlie Edwards

**Seconded by:** John Blackwood

**Discussion:** Mr. Levesque stated his concern was that Mr. Capello didn't address any waste water disposal. Mr. Levesque asked the applicants if this was done through a septic design or is there a separate place the water can be processed. Mr. Ford stated there would be some waste water for washing the kettles and the floor, etc. The applicants were not sure what avenue they were going to take just yet. They are researching the most responsible and economical way to achieve this. The cleaning products are all natural. The Board had a further discussion.

**Vote:** Unanimous

- **The proposed increase for Abutters fees from \$6.00 to \$6.50 based on the increase from the United States Postal Service.**

The Board had a discussion about how they could avoid having a Public Hearing every time the USPS increases the postage fees.

**MOTION:** To approve the increase in Abutters fees from \$6.00 to \$6.50 and follow the rate increase as the USPS increases the cost of postage.

**Made by:** Dick DesRoches

**Seconded by:** Charlie Edwards

**Discussion:** None

**Vote:** Unanimous

### **BOARD BUSINESS**

There was no Board Business

### **OLD BOARD BUSINESS**

There was no Old Board Business

**APPROVAL OF MINUTES**

**MOTION:** To approve the minutes of February 7<sup>th</sup> as written.  
**Made By:** Steve Royle  
**Seconded By:** Dick DesRoches  
**Discussion:** None  
**Vote:** Unanimous

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:50 pm  
**Made by:** Steve Royle  
**Seconded by:** Charlie Edwards  
**Discussion:** None  
**Vote:** Unanimous

Respectfully submitted,

*Michelle MacDonald*

Michelle MacDonald  
Planning Board Secretary

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John Blackwood, Chair

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Charlie Edwards, Selectperson Rep

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Steve Royle, Member

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Tom Dube, Member