

WAKEFIELD PLANNING BOARD

FEBRUARY 16, 2012

Members Present: John Blackwood (Vice-Chairperson), Peg Stevenson, Charles Edwards, Stephen Royle (Alternate for Paul Winckler), Tom Dube (Alternate), Peter Kasprzyk (Selectmen's Representative), Arthur Capello (Building Inspector), Mike Garrepy (Planning Consultant)

Members Not Present: Paul Winkler (Chairperson), Dick DesRoches (Alternate)

Guests Present: John W. Boucher III, Charlie Karcher from Norway Plains, Dave Mankus, Howie Knight, Dave Schweitzer, Janet Miller, Denny Miller, Rubin Knisley, Jerry O'Connor (Channel 3)

At 7:00 pm Vice-Chairperson, John Blackwood called the meeting to order with the Pledge of Allegiance.

Public Comment: John Blackwood asked if there was any public comment. There was no comment.

Public Hearing; Boucher Revocable Trust – 1991 Lovell Lake Road – Tax Map 205, Lot 2 has filed for a Subdivision Application: Charlie Karcher from Norway Plains is representing The Boucher Revocable Trust. Mr. Karcher came before The Board to reapply for a Subdivision. He explained to The Board that they are waiting for a word on a Conservation Easement to proceed. He showed The Board a map of the plan which includes building lots and a wide open area of Conservation Land. Each of the building lots has some Conservation Land on them. Mr. Karcher is asking for a twelve month approval period. After discussion it was very clear that if the plans are any different than what was shown to The Board this evening the Boucher Revocable Trust would have to reapply for a Subdivision, as long as nothing changes they can come back and ask for an extension as needed. John Blackwood made a motion to accept the Subdivision Application. Peg Stevenson seconded the motion. Motion passed. No public comment. After discussion about the extension Peg Stevenson made a motion to approve a waiver to extend under section 2.19b a twelve month period. Selectman Peter Kasprzyk seconded the motion. Motion passed. Peg Stevenson made a motion to approve this application with the original conditions with new waiver and the original waivers as well. John Blackwood seconded the motion. Motion passed.

Board Business: Wakefield Food Pantry: Preliminary discussion; Janet Miller and Dave Schweitzer, from the Wakefield Food Pantry, came before The Board. Janet Miller opened the conversation with the subject of the new building being voted on in March, Article 23. Dave Schweitzer commented they were looking for input from the Planning Board. After Mike Gerrapy explained to The Board that any services he gives toward this project is at no charge to

the town, he goes on to explain Governmental Land Use State Statute RSA 674:54 where the Governmental Land Use is exempt from the regulatory controls of the community but the Food Pantry has agreed to go through the public hearing process to get the opinion of the Planning Board. Everything is subject to the vote. Board members asked questions. It is a 501 c 3 nonprofit; the Board was formed in 2004. After brief history and how reciprocates are qualified Selectman Peter Kasprzyk interrupts to point out exactly what the Planning Board need to know to move forward. This is a preliminary discussion, so everything is non-binding. The Food Pantry representatives explained to The Board that they have a donor that will donate match two dollars for every one dollar raised. The building was discussed in detail; loading dock, second floor, water runoff, surrounding trees, water supply, etc. Janet Miller explained to The Board that the Food Pantry has a "design committee", a "building committee", and a "fundraising committee", and they have many folks donating their talent and skills. After discussion Town Planner Mike Gerrapy mentioned RSA 165:1 Take care of need people within the town. Because the Wakefield Food Pantry is tax exempt no plans are necessary.

Correspondence and Miscellaneous: The lot line adjustment plan discussed at the last meeting between Fred Gulbrandsen and H and M Magilacutty, LLC never received a notice from the town. Mike Garrepy asked if the Board Members could stop into the office to sign the plan. Charlie Edwards made a motion to sign the plans outside the meeting. Peg seconded the motion. Motion passed.

Approval of Minutes of January 5, 16 and February 2, 2012: The minutes of January 5th were discussed. Charlie Edwards noted a change to be made. Peg Stevenson also noted changes to be made. Charlie Edwards made a motion to accept these minor changes to the minutes of January 5th. Peg Stevenson seconded motion. Motion passed with one abstention.

In order to approve the minutes for January 16th, Charlie Edwards stepped down and Alternate Tom Dube stepped up. Tom Dube made a motion to approve the minutes of January 16th. John Blackwood seconded the motion. Steve Royle pointed out one minor change to be made. Tom amended his motion to approve the minutes as amended. Steve Royle seconded the motion. Motion passed with one abstention.

Peg made a motion to approve the minutes of February 2nd. Charlie Edwards seconded the motion. Motion passed with one abstention.

After discussion on public notices, Charlie Edwards made a motion to adjourn. Peg Stevenson seconded the motion. Motion passed. Meeting adjourned at 8:55 pm.

Respectfully Submitted,

Valerie Ward, Substitute Secretary