



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

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**MINUTES OF THE PUBLIC HEARING
December 20, 2012**

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	X
Charlie Edwards, Selectmen's Rep	X	Gerard Levesque	X	Mike Garrepy, PB Consultant	X
Stephen Royle	X			Rick Sager, Town Attorney	X
Tom Dube	X				

Attendees present: Nancy Dery, Ron Dery, Wayne Robinson, Lino Avellani, Jerry O'Connor, Becky Keating, Jim Keating, Dave Mankus, Jerome Libby, Jim Lyons, Peg Stevenson, Pam Judge, Peter Brown, John Kenney, Donna Faucette and Richard Sager.

Chairman Blackwood opened the meeting at 7:00pm

PUBLIC COMMENT

No public comment

CORRESPONDENCE AND MISCELLANEOUS

No Correspondence and Miscellaneous

PUBLIC HEARING

- **Jerome Libby**, Agent for J&R Holdings of Alton LLC has filed a Site Plan Review Application located on White Mountain Highway – Wakefield – Tax Map 211, Lot 19

Chairman Blackwood invited Jerome Libby to approach the table.

Mr. Libby explained to the Board there wasn't anything new since he was in front of the Board for a Preliminary Discussion. Mr. Libby stated he will be constructing a 30' x 60' commercial office building and a 40' x 80' garage for storage as well as an area for parking. A motion was made to accept the application.

MOTION: To accept the application

Made by: Paul Winckler

Seconded by: Charlie Edwards

Discussion: None

Vote: Unanimous

The Board reviewed site plan and had a brief discussion on paving and drainage. Mr. Libby stated he has already cleared the lot.

Mr. Blackwood asked Arthur Capello, Code Enforcement Officer what his thoughts were. Mr. Capello stated he thought the site plan was "pretty straight forward." The Board couldn't see any problem. Mr. Blackwood asked the public if there was anyone that may be for or against the project. Hearing none, the board discussed the three waivers included in the application. A motion was made.

MOTION: To accept the three (3) waivers

Made by: John Blackwood

Seconded by: Charlie Edwards

Discussion: None

Vote: Unanimous

Peg Stevenson asked Mr. Libby if the property was visible from Route 16. Mr. Libby stated yes, it was the property located next to Crowell's Towing. Mrs. Stevenson asked if the site plan included a landscaping requirement. Mr. Libby showed Mrs. Stevenson a copy of the site plan. The Board had a discussion on the landscaping. Chairman Blackwood asked if there were any comments. Hearing none, a motion was made.

MOTION: To approve the Site Plan Review application

Made by: John Blackwood

Seconded by: Charlie Edwards

Discussion: none

Vote: Unanimous

- **The Wakefield Planning Board** will conduct a Public Hearing to receive comment on proposed amendments to the Town of Wakefield Zoning Ordinance.

Chairman Blackwood opened the public hearing for the discussion on zoning amendments.

Amendment #1 as proposed by the Planning Board: Article 12

To amend Article 12 – Open Space Conservation Cluster Development – Section C, by reducing the minimum size of a dwelling unit from 1500 square feet to 850 square feet.

Mr. Blackwood mentioned currently in our zoning it stated if someone wants to develop in an open space conservation cluster the building would have to be 1500 square feet. The Planning Board is proposing to change the square footage to 850. Mike Garrepy, Planning Board Consultant stated 850 square feet was consistent with the minimum size of a single family home and traditional subdivisions in the Town of Wakefield. The Board and Rick Sager, Town Attorney had a discussion on this amendment. A motion was made.

MOTION: To accept amendment # 1 as written and move to ballot
Made by: Paul Winckler
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Amendment #2 as proposed by the Planning Board: Article 16

To amend Article 16 – private campsites by increasing the maximum number of private campsites to two (2) on a parcel and allowing them based on septic and solid waste disposal requirements and removing the 75 consecutive day restriction.

Mr. Winckler stated the 75 day restriction is being brought forward because Mr. Capello and the Board felt the 75 day restriction is unenforceable. The Board and the public had a lengthy discussion on the 75 day restriction. Mr. Garrepy suggested Rick Sager and Arthur Capello work more on this amendment together and move to table the amendment until next year. The Board continued the discussion on private campsites. A motion was made.

MOTION: To table amendment #2 until next year
Made by: Paul Winckler
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Amendment # 3 as proposed by the Planning Board: Article 3

To amend Article 3 – Table of Uses to allow drive-thrus by conditional use permit in all zoning districts with the exception of Residential II, Village Residential and Light Residential.

Mr. Winckler stated he proposed to have drive thrus for Drug Stores. Other members of the Board proposed to have drive thrus for all businesses. The Board and the public had a lengthy discussion on drive thrus. A motion was made.

MOTION: To table amendment # 3 until next year

Made by: Paul Winckler

Seconded by: John Blackwood

Discussion: Arthur Capello felt the Board should let the public decide on Election Day. The audience felt differently

Vote: 3 in favor, 2 opposed

Amendment #4 as proposed by the Planning Board: Article 4 and 5

To amend Article 4 and 5 – Boundaries and the Official Zoning Map by expanding the Business Commercial District along the Route 16 corridor.

The Board and the public had a lengthy discussion on the way the amendment was published to the public and on re-zoning verses an overlay. A motion was made.

MOTION: To table amendment # 4 and # 5 until next year

Made by: Steve Royle

Seconded by: Paul Winckler

Discussion: None

Vote: 4 in favor, 1 opposed

Amendment #6 as proposed by the Planning Board: Article 23E – Workforce Housing

To Amend Article 23E- by replacing the current language in its entirety and replacing it with new standards for Workforce Housing in accordance with NH RSA 674:58 – 674:61 and to add standards for Elderly Affordable Housing.

Mr. Sager stated he wasnt sure why the Board wanted to change Article 23E. Mr. Winckler stated the Board wanted to have Workforce Housing changed. The way the article is written makes it hard for someone to build. The Board had a lengthy discussion. A motion was made.

MOTION: To accept amendment #6 as written and move to ballot
Made by: Paul Winckler
Seconded by: John Blackwood
Discussion: The Board had a discussion about the number of units in a building
Vote: Unanimous

Amendment #7 as proposed by the Planning Board: Article 33 Definitions

To amend Article 33 to amend and/or add definitions as follows:

BUNK HOUSE: A building providing sleeping quarters with no stove. A bunk house may have heat and plumbing. A bunk house must receive all NH State permits including but not limited to septic and shore land. A bunk house may not be used as a year round dwelling unit.

Mr. Sager mentioned he scanned through the entire ordinance and stated nowhere does it mention a bunk house so he has no idea why the definition for bunk house is being proposed. The Board and the public had a lengthy discussion about bunk houses. A motion was made.

MOTION: To table amendment #7 until next year
Made by: Paul Winckler
Seconded by: John Blackwood
Discussion: None
Vote: 4 in favor/ 1 opposed

Amendment # 8 as proposed by the Planning Board: Article 25B- d – Conforming and Nonconforming Structures and Uses – Grandfather Clause

To amend Article 23B section d – by replacing the current language in its entirety and replacing the language involving Nonconforming Structures to be more in line to follow the State of New Hampshire Shore Line Regulations.

The board had a brief discussion. A motion was made.

MOTION: To table amendment #8 until next year
Made by: Paul Winckler
Seconded by: Charlie Edwards
Discussion: None
Vote: unanimous

BOARD BUSINESS

- Michelle MacDonald, Secretary stated she received an application from the State regarding Crowell's Towing. Crowells had started an application process for a transporter Registration. The State needed a response from the Planning Board to continue application process. The Board had a discussion.

Chairman Blackwood was unsure about whether Crowells complies with the signage requirements of RSA 259:29-a III (c). Michelle MacDonald stated she would research the RSA in the morning.

OLD BOARD BUSINESS

- The Board had a discussion about the Professional Services line. The Professional Services line has been reduced to \$4,000.00 due to the fact Michelle MacDonald can perform some tasks that the Board had been paying Mike Garrepy for.

APPROVAL OF MINUTES

Mr. Winckler stated there were a few minor corrections that needed to be made. The Board had a discussion on corrections needed.

MOTION: To approve the minutes of December 20, 2012 with changes.

Made By: Paul Winckler

Seconded By: Charlie Edwards

Discussion: None

Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 10:05 pm

Made by:

Seconded by:

Discussion: None

Vote: Unanimous

DETAILED INFORMATION AVAILABLE ON DVD INCLUDED WITH THESE MINUTES

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary