



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

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**MINUTES OF THE PUBLIC HEARING
October 18, 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	
Charlie Edwards, Selectmen's Rep	X	Gerard Levesque	X	Mike Garrepy, PB Consultant	X
Stephen Royle	X				
Tom Dube Arrived at 7:20 pm	X				

Attendees present: Dave Mankus and Peter Brown.

Chairman Blackwood opened the meeting at 7:00pm, with the Pledge of Allegiance to the Flag. Let the record show Alternate Member Gerry Levesque sat in for Member Tom Dube.

PUBLIC COMMENT

Chairman Blackwood asked if there were any public comment. Hearing none he went on to Board Business.

PUBLIC HEARING

There was no public hearing

BOARD BUSINESS

- **Bickford Excavating- Tax Map 47 lot 4**

Member Edwards stated this property was located at 3345 Province Lake Road. Chairman Blackwood stated David and Julia Bickford came in September of 2007 and filed a Site Plan Review Application to the Planning Board to construct a 30' by 40' steel building on a parcel identified as Map 47 lot 4. During a public hearing the Planning Board inquired about the on-going excavation on the site. The applicant told the Board the excavation would be completed in

approximately two years. No excavation application was submitted as part of the Site Plan Review prior to the site plan.

Chairman Blackwood read a memo from the Town Planner dated April 20, 2007. In May of 2007 a representative from the NH Department of Revenue Administration advised the Assessing Clerk and the Town Planner that the Bickford excavation was not in compliance with the State Statute and the Town needed to advise the owner to come into compliance. At the Planning Board's June 21, 2007, meeting, the Board voted to advise the Bickford's that they needed to bring the excavation into compliance with State Statute and that the necessary plans and other required information needed to be submitted by November 1, 2007. Following this meeting a letter was sent to Bickford's advising them of the Board's action. When Bickford's application was received, staff review determined it was incomplete and the Code Enforcement Officer sent a letter to the Bickford's dated December 10, 2007 advising them that the application was incomplete and what additional information was needed. After sending the letter and anticipation of the Planning Board discussion on the excavation the Code Office attempted to contact the property owners. Chairman Blackwood stated on April 30, 2008 CEO John Ciardi spoke to Mr. Bickford and agreed to resolve the issue. As of this morning May 7, 2008 I have not heard from Mr. Bickford.

Mr. Frothingham asked if anything has happened since. The Board reviewed pictures that had been taken the week of October 8, 2012. Mr. Blackwood stated he was taking loam off the bank right near the property line. Mr. Blackwood mentioned they do not have enough material on the property to re-claim it. Mr. Royle stated the application wasn't complete. The Board had a discussion on the application. Mr. Winckler stated he has been excavating for 12 years.

Mr. Royle stated there may be two issues; one with the Town and the other with the State. Mr. Royle asked who enforces for the State. Mr. Garrepy stated they didn't have an approval for excavating so this is a selectmen enforcement issue. Mr. Winckler asked if Arthur Capello had talked to them. Mr. Blackwood stated "he didn't think so." Arthur is waiting on instructions from the Board. The Board had a lengthy discussion on how to bring them into compliance.

Mr. Edwards wanted to know why this has become an issue all of a sudden. Mr. Blackwood stated he noticed that Mr. Bickford was hauling material off-site so he asked Cindy Bickford, Assessor if Mr. Bickford had a permit. The Board has a brief discussion about the activity on the property.

Mr. Winckler asked if he had been paying taxes on the gravel all this time. Mr. Royle replied "no because he has never filled out the application completely." Mr. Edwards asked Mike Garrepy how he felt about this as our Consultant. Mr. Garrepy stated it depended on what the Board wanted to do. Mr. Edwards felt the Board should make him fix it up and slope the property like he is supposed to. Mr. Blackwood doesn't think he has enough material to accomplish that. The Board had a Discussion. Mr. Edwards thought they should negotiate. Mr. Winckler felt Mr. Bickford should come to a meeting. The Board agreed to have Arthur Capello issue him a Cease and Desist, which stops him from doing anymore and then the Board needs to talk to him. The Board had a discussion. Mr. Winckler asked why Arthur didn't issue a Cease and Desist earlier. Mr. Garrepy stated the Planning Board is the regulator of the excavating issue. A motion was made.

MOTION: To have Arthur Capello issue a Cease and Desist.
Made By: Paul Winckler
Seconded By: Gerry Levesque
Discussion: None
Vote: Unanimous

- Dave Mankus & Rick Van De poll– Master Plan – Natural Resources Chapter

Mr. Mankus stated his guest could not be present due to another obligation. Mr. Mankus mentioned the Conservation Commission had met since the last Planning Board meeting and came to the census to put out requests for proposals and see what they could get. Mr. Mankus stated they had an estimate from Rick Van de poll which most feel is too much money.

Mr. Mankus asked the Board for permission to spend the cost of a newspaper ad to solicit proposals from people with similar qualifications and backgrounds that can do the Natural Resources inventory and help with the Master Plan. Mr. Mankus stated he could give the ad to the newspaper tomorrow and it would be in the paper October 25, 2012. Mr. Mankus stated there is money set aside for professional services. He would like to find someone to do this work and get a contract going before the first Selectmen's meeting in December so funds could be encumbered. Mr. Mankus mentioned that for two years the Natural Resources Chapter has been talked about.

Mr. Mankus talked briefly about Rick Van De poll, his degrees and showed some sample work. Mr. Mankus stated since Conservation Committee has no budget line he is asking to spend \$60.00 for the newspaper ad. He will also advertise on the internet, which cost nothing.

Mr. Blackwood asked if the Natural Resources Chapter is something the Board has to do. Mr. Mankus stated the RSA says it is. The Board and Mr. Mankus had a lengthy discussion. A motion was made.

MOTION: To allow Dave Mankus to spend \$60.00 from the Professional Service Budget for newspaper ad.
Made By: Steve Royle
Seconded By: Paul Winckler
Discussion: None
Vote: Unanimous

OLD BOARD BUSINESS

- **Mike Garrepy – Zoning and Master Plan**

Mr. Garrepy mentioned at the last meeting he attend the Board asked him to look at Zoning and Master Plan. Mr. Garrepy stated he was planning on talking about Zoning. Mr. Edwards asked Mr. Garrepy

when the Master Plan would be talked about. Peter Brown, member of the Heritage Commission stated that was the reason he was there. The Master Plan portion was why he was there. He talked briefly about the Heritage Commission and a set of guidelines for the Historic District. Mr. Brown and the Heritage Commission were under the impression they were going to get the rough draft done and turn it over to Mike Garrepy. Mr. Brown asks Mr. Garrepy if this was still feasible. Mr. Garrepy stated he has not talked to Pam Judge, President of the Heritage Commission for a couple of months. Mr. Brown stated they needed one more meeting about the Heritage Master Plan and mentioned they had a meeting scheduled for Thursday the 25th of October with the Historic District. Mr. Brown stated the Board would like to turn things over to Mike soon because they wanted to get it in this budget year. Mr. Garrepy was okay with this. Mr. Garrepy and Mr. Brown had a brief discussion.

Mr. Garrepy mentioned to the Board that he was working on the population and housing chapters but didn't have a draft as of yet. Mr. Garrepy stated he hoped to have a draft by the second meeting in November. Mr. Blackwood asked Mr. Garrepy since he has been absent at meetings and has a full-time job is he going to be able to handle these chapters. Mr. Garrepy stated a lot of the gap in between was Mr. Winckler and he decided there really was no need for Mr. Garrepy to attend the meetings. Mr. Blackwood and the Board had a brief discussion about Workforce Housing. Mr. Garrepy stated the Town already had a Zoning Ordinance in place and mentioned he provided the Board with a draft they should read through. The Board discussed workforce housing. Mr. Edwards asked Mr. Garrepy what Workforce Housing was. Mr. Garrepy stated it was not subsidized/low income housing; it is housing for working people. Mr. Edwards asked if it was a building with 5 or more units. Mr. Garrepy stated workforce housing can be a stand-alone structure, a single family detached home. Workforce housing is geared towards a family that meets a certain income level. The Board had a lengthy discussion about the benefits for workforce housing. Mr. Garrepy stated he added affordable elderly housing but mentioned this might not be something the Board wants. Mr. Edwards stated he felt the Town was lacking elderly housing. The Board had a brief discussion about elderly housing and what qualifies someone for workforce housing. Mr. Edwards asked what the Board is being asked to do. Mr. Garrepy stated if the Board chooses to accept this they need to read his suggestions and compare it to the current ordinance and let him know if the changes are acceptable. The Board had a brief discussion about where elderly housing was allowed and the number of dwelling units allowed. Mr. Garrepy mentioned to the Board they should build the ordinance the way they want it.

Mr. DesRoches asked Mr. Garrepy if this had to go through the hearing process. Mr. Garrepy stated all zoning has to go through hearings. Mr. Royle stated they already had dates scheduled. The Board had a discussion. Michelle MacDonald, Land Use Clerk stated the first public hearing was scheduled December 20, 2012 and the second is scheduled for January 10, 2012. Let the record show this meeting schedule has not been publicly notified but will be soon.

- **Mike Garrepy – Route 16 Corridor**

Mr. Garrepy mentioned the last meeting he was at it was suggested that the Board sits down with a map so Route 16 could be discussed. Mr. Edwards mentioned there had been a few meeting since then. Mr. Winckler stated to Mr. Garrepy the Board had come to the consensus to go 500 feet South of the lights at 109 all the way to Wilson Road 500 feet on both sides. Mr. Garrepy asked the Board how they were planning to zone the area. Mr. Winckler stated "Business/Commercial." Mr. Winckler mentioned he didn't think going down to Pine Wood

Crossing was a good idea. Mr. Dube asked how far down from 109. The Board had a lengthy discussion on what to zone.

Mr. Garrepy thinks the large area of Route 16 is going to be a hard sell. Mr. Garrepy suggested the Board split the area up into two different amendments. Mr. Edwards felt they should go from Gage hill North first. The Board had a discussion. Mr. Garrepy stated the two amendments would be from Route 109 to Gage Hill and from Gage Hill to Wilson Road 1000 feet on both sides. The Board had a discussion. Mr. Garrepy asked the Board if they wanted to make this an extension of Business/Commercial or add light industrial around the corridor as well. The Board agreed with extending Business/Commercial. The Board had a discussion about setbacks. Mr. Garrepy made the suggestion of a 30 foot setback from the line and a minimum of 50 feet from the structure. Mr. Royle asked if this would be a separate warrant article. Mr. Garrepy replied "yes". The Board had a brief discussion about questions Arthur Capello was going to ask the Local Government Center. Mr. Garrepy stated the Board will have to have two public hearings so he suggested having the language finalized after the first hearing then send to Rick Sager, Town Attorney before the second public hearing.

CORRESPONDENCE AND MISCELLANEOUS

Gloria Rhodes – Plans to sign

The Board signed the Plans

APPROVAL OF MINUTES

MOTION: To approve the minutes of September 6, 2012 with changes.

Made By: Charlie Edwards

Seconded By: Steve Royle

Discussion: None

Vote: Unanimous

MOTION: To approve the minutes of October 4, 2012 as written.

Made By: Paul Winckler

Seconded By: Charlie Edwards

Discussion: None

Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 9:20 pm

Made by: Charlie Edwards

Seconded by: Steve Royle

Discussion: None

Vote: Unanimous

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary