



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

2 High Street
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**MINUTES OF THE PUBLIC HEARING
December 6, 2012**

Final Copy

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

Attendees present: Dave Mankus, Wayne Robinson, Jim Lyons, Jerome Libby and Jen Rich

Chairman Blackwood opened the meeting at 7:00pm

PUBLIC COMMENT

No public comment

CORRESPONDENCE AND MISCELLANEOUS

- **Jerome Libby filed a Preliminary Discussion for J&R Holdings of Alton LLC for property located on White Mountain Highway– Wakefield**

Chairman Blackwood invited Jerome Libby to approach the table. Mr. Libby stated J&R Holdings were purchasing a piece of property on White Mountain Highway next to Crowell's Towing. Mr. Libby mentioned they met all the criteria for the setbacks. Mr. Capello stated based on the use and the zoning he made the determination that this property falls under a contractors yard not as a house which is a permitted use in the industrial zone and would only need site plan review.

The Board and Mr. Libby discussed activity that will be performed on the property and the vehicle flow. Mr. Edwards asked Mr. Capello how it becomes a contractors yard and not residential. Mr. Edwards thought contractors yard were a part of residential. Mr. Capello stated this would be a contractor's yard not at a residence. The board had a lengthy discussion about hot topping the road frontage and driveway. Mr. Capello stated it was a flat lot. The Board discussed the need for an Engineer.

The Board wished Jerome Libby good luck on his endeavors.

PUBLIC HEARING

There were no public hearings

BOARD BUSINESS

Zoning amendments –

Chairman Blackwood stated this was just a discussion not a hearing. The hearing is scheduled for December 20th 2012. Mr. Capello asked the Board if they wanted Rick Sager, Town Attorney at the public hearing. The Board agreed it would be a good idea.

Amendment #1 – 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.

Chairman Blackwood read the amendment. The Board had a discussion on flat roofs.

Amendment #2 – To amend Article 16 Private Campsites – increasing the maximum number of private campsites to two on a parcel and removing the 75 consecutive day restriction.

Chairman Blackwood read the amendment. The Board had lengthy discussion on the amendment. The way the amendment is written currently is unenforceable.

The Board and Mr. Mankus continued a discussion on private campsites. Mr. Capello stated the goal is to try to get people a little more freedom to use their property by changing the number of campers and restricting the amount of days.

Amendment #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 Industrial.

Chairman Blackwood read the amendment. The Board had a discussion on the amendment.

Amendment #4 & Amendment #5 – To amend Article 5 – Boundaries and the official Zoning Map by expanding the Business Commercial District along Route 16.

Mr. Capello asked the Board why they didn't go with an Overlay District like they discussed rather than re-zoning. Steve Royle thought they had. The amendments did not reflect that. The Board had a discussion on the effect re-zoning would have verses an overlay.

Amendment #6 – 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 674:61 and to add standards for Elderly Affordable Housing.

Mr. Royle asked why Workforce Housing was needed. Mr. Capello stated the statute requires a zoning ordinance on Workforce Housing. The Board had a brief discussion on the current Workforce Housing ordinance.

Amendment #7 – To amend Article 33 to amend and/or add definition of a bunk house.

Chairman Blackwood read the amendment. No discussion followed.

Amendment #8 – To amend Article 25B 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.

Chairman Blackwood read the amendment. The Board had a discussion.

OLD BOARD BUSINESS

Professional Consultant Line

Mr. Edwards stated he had given Mike Garrepy, Planning Consultant five days to come up with a Proposal on what he plans on doing for the Board in the coming year. This information was needed due to the fact the Planning Board's Professional Consultant Line was cut to \$1000.00.

Mr. Edwards stated \$15,000.00 would be proposed to the Budget Committee. Mr. Capello made the suggestion they ask for \$10,000.00 instead. The Board had a discussion.

Mr. Edwards and Mr. Blackwood will be appear before the Budget Committee on Monday the 10th at 6:00 pm to discuss why more money would be needed.

MOTION: To change the amount of the monies being asked for from \$15,000.00 to \$10,000.00.

Made By: Charlie Edwards

Seconded by: John Blackwood

Discussion: None

Vote: Unanimous

Natural Resources Inventory and Chapter

Mr. Royle asked if the Board could be updated on the proposal for the Natural Resources Inventory and the \$8,500.00 that the Board voted to be encumbered for the purpose of the inventory. Mr. Blackwood stated the Board voted to encumber the \$8,500.00 if Forest Bell could produce a proposal that included all the information that was in the first proposal priced at \$11,000.00 and also there was not enough time to have a special meeting to sign the proposal if accepted. The Board had a discussion on the information not included.

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 November 1, 2012 with changes.

Made By: Paul Winckler

Seconded By: Steve Royle

Discussion: None

Vote: Unanimous

ADJOURNMENT

MOTION: To adjourn the meeting at 8:53 pm

Made by: Steve Royle

Seconded by: Tom Dube

Discussion: None

Vote: Unanimous

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary