



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

2 High Street  
Sanbornville, New Hampshire 03872  
Telephone: (603)522-6205 Fax: (603)522-2295

**MINUTES OF THE PUBLIC HEARING  
August 2, 2012**

**Final Copy**

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

Attendees present: George MacDonald Jr., Maryella Blundo, Mary Heartquist, Craig Heartquist, Mary Blundo, Joseph Blundo, and Lawrence Blundo.

Chairman Winckler opened the meeting at 7:00pm, with the Pledge of Allegiance to the Flag.

Selectman Edwards was not available to attend the Planning Board meeting. Let the record reflect that no alternate can be seated per RSA 676:1.

**PUBLIC COMMENT**

Chairman Winckler opened the session for public comment. Hearing none from the public, Mr. Winckler stated that he has taken notice of some talking and hollering among board members during some recent meetings and felt there needed to be more structure.

**PUBLIC HEARING**

**Maryella Blundo has filed an Insignificant Change of Use Application located at 3 High Street Sanbornville – Wakefield Tax Map 180, Lot 20**

Chairman Winckler invited Maryella Blundo to approach the table. Mary Heartquist asked Mr. Winckler if she could approach the table as well. Mr. Winckler was fine with this.

Mr. Winckler asked Ms. Blundo to explain what it is she wanted to do. Ms. Blundo explained that she wanted to sell antique collectibles/gift items as well as have a travel agency. Ms. Blundo stated she has been a licensed travel agent since 1981.

Mr. Winckler reviewed the criteria for an Insignificant Change of Use Application. Finding no issues the Board voted on accepting the application.

**MOTION:** To Accept the application  
**Made by:** John Blackwood  
**Seconded by:** Steve Royle  
**Discussion:** None  
**Vote:** Unanimous

Mr. Winckler asked the Board if there were any questions. Tom Dube asked Mike Garrepy, Planning Board Consultant if Ms. Blundo would still have to see Arthur Capello, Wakefield Building Inspector for anything. Mr. Garrepy stated that a Certificate of Occupancy would need to be issued. Mrs. Heartquist stated that Mr. Heartquist had already met with Mr. Capello and was told that Mr. Capello would conduct a site visit but didn't see where there would be any issues because he had already been there when they had work done previously. Ms. Blundo brought forward some plans for signage. Mr. Winckler stated that as long as there were no neon lighted signs he didn't see the problem.

Mr. Garrepy stated that he was not the one that reviewed this application but knew Arthur Capello had and that an e-mail had been sent to the Board by Mr. Capello stating there were no issues. Mr. Winckler asked if there were any questions or comments or if there were any abutters that wished to speak. A motion was made.

**MOTION:** To approve the application with the following conditions: applicant needs to file for (1) Certificate of Occupancy (2) permit for signage.  
**Made by:** John Blackwood  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** Unanimous

## **BOARD BUSINESS**

### **Report from Mike Garrepy, Planning Board Consultant**

Mr. Winckler stated that there had been some concern as to whether Mr. Garrepy could still serve the Planning Board now that he has a full-time job.

Mr. Garrepy stated that day-time hours were not available but he could go on site-walks, perform weekend hours and attend Board meeting at night. Mr. Garrepy stressed that his full-time job would not impact his ability to perform consultant work. Mr. Garrepy will be moving to Dover so he will no longer have School Board obligations.

Mr. Winckler mentioned to Mr. Garrepy that the Planning Board had assigned some Master Plan Chapters that needed to be addressed. Mr. Garrepy stated that as for the Historical chapter he has sent an e-mail to Pam Judge, Heritage Commission but had not heard back. Mr. Garrepy stated that he has not yet started on the Population and Housing chapters but his goal is to have a draft to the Board for a September meeting. The Natural Resources chapter has been delayed in the Conservation Commission's hand. Mr. Garrepy stated that Dave Mankus (Chairman of the Conservation Commission) has been busy with obligations that have taken him away from completing this chapter.

Mr. Garrepy mentioned that he would like to get the Capital Improvement Plan (CIP) process rolling again. Mr. Winckler stated that it seemed the bulk of the work had been done last year. Mr. Garrepy stated how he envisioned the update. He wants to coordinate with Michelle MacDonald, Land Use Clerk to send out letters to each department head requesting any changes. That way when it comes to budget time there would be something to present to the Selectman and the Budget Committee. Mr. Winckler asked if he would post a meeting for that. Mr. Garrepy said when he received all the department head letters back he would conduct a meeting with the CIP committee to put together the spreadsheet then present it to the Planning Board.

Mr. Winckler stated that the first meeting in September the Board could start talking about Zoning issues. Mrs. MacDonald stated that Arthur Capello would be bringing his recommendations for Zoning changes to the Board at the August 16<sup>th</sup> meeting.

Mr. Garrepy brought ending the newspaper notices for the advertisement of hearings. Mr. Royle felt this would not be a good idea due to the fact that a lot of people read the paper. Mr. Winckler stated that this community houses a great number of elderly people which do not have access to the internet.

## **OLD BOARD BUSINESS**

### **Route 16 Corridor**

Mr. Winckler stated that he agreed with Mr. Edwards and felt the Board should consider all of Route 16 for Business/Commercial and then eliminating some parcels. Mr. Blackwood felt the Board should present this in small steps. Mr. Royle felt that presenting all of Route 16 would not pass. Mr. Dube stated he read the minutes from the last meeting where Mr. Edwards spoke about the fact that there was nothing South of Gage Hill that was worth developing. They should consider North of Gage Hill. Mr. Royle stated there is no reason why the Board can't present a portion of Route 16 now and another portion next year.

After a brief discussion Mr. Winckler stated that this will be put back on the agenda for August 16 when Mr. Edwards would be present.

## **APPROVAL OF MINUTES**

**MOTION: To approve the minutes of the July 19<sup>th</sup> meeting.**

**Made by: Tom Dube**

**Seconded by: Steve Royle**

**Discussion: Vice-Chair Blackwood declined to vote due to the fact that he was unable to attend the meeting on July 19<sup>th</sup>.**

**Vote: 3 in favor / 1 abstained.**

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 7:39pm**

**Made by: Tom Dube**

**Seconded by: Steve Royle**

**Discussion: None**

**Vote: Unanimous**

Respectfully submitted,

*Michelle MacDonald*

Michelle MacDonald  
Planning Board Secretary