



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE PLANNING BOARD MEETING
16 January 2014

Draft 1/22/14

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	Gerard Levesque	X	Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith	X	Richard Sager, Town Counsel	X
David Silcocks, Member	X	John Blackwood	X		
Dick DesRoches, Member	X				

Also present were: Jim Miller (videographer), Dave Mankus, Gary Stevens, Roberta Stevens, Relf Fogg, David Guttadauro, & Cheryl Scott.

Chairman Royle called the meeting to order at 7:00 pm following the Pledge of Allegiance.

PUBLIC COMMENT

1. Gary Stevens asked when he should address the petition warrant articles and was informed that he would have a chance to speak when they were discussed by the board during the public hearing.

PUBLIC HEARINGS

2. Public Hearing on Proposed Changes to the Zoning Ordinance was opened and each proposed change was reviewed in order of the packet prepared for the public hearing. The packet is attached to these minutes for reference.
3. Adding Residential Garage as an allowed use, page 1: Concern was raised that the term 'residential garage' might lead to the misunderstanding that it could be a residence. It was decided that the use would be called 'garage, residential' throughout the warrant article and that it should be clear that the use does not allow any use as a dwelling. The intent is to allow someone who may not have room to place a garage on the parcel where their house is located (especially the R-2 zone) to purchase a non-contiguous parcel to build a garage for storage.

MOTION: To present the proposed warrant article to the voters with the minor wording change to 'Garage, Residential'.
 Made by: Tom Dube
 Seconded by: Dick DesRoches
 Discussion: None
 Vote: 5-0 in favor of the motion

4. Changing Manufactured Housing footnote to follow Federal Law and not require a foundation. This article brings us into compliance with Federal and State laws.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion

5. Living space square footage was reviewed. The warrant article would change all minimum square footage for single-family, multi-family, and open space dwelling units to 800 square feet. This changes Article 3, Table 3 and Article 12, section C.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion

6. The warrant article to change Article 4, Official Zoning Map, was reviewed. This simplifies the wording and will no longer require yearly updating to the Article, which had been overlooked at times in the past.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

7. No change in the wording of the new Article 15 Performance Standards for Areas Within the Residential II Shorefront District was proposed. The proposed change requires infiltration when there is an increase in the footprint of the building.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

8. No change in the wording of the new Article 16 and Article 3, Table 1 for Private Campsites was proposed. The warrant article revises Article 16 and Article 3 to allow camping for 120 day in a twelve month period, allows up to 14 days of camping without a permit, and disallows camping within the R-2 zone.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None

Vote: 5-0 in favor of the motion

9. Amendment to Article 33 for Structures, Temporary was discussed and approved as written. Temporary structures are defined and must meet setbacks. A new, more descriptive definition of Setback is part of the warrant article.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion

10. Amendment to Article 33 for Nano Brewery definition and areas of permitted use was approved as written.

MOTION: To present the proposed warrant article to the voters as written.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

11. Petition Warrant Article to change Boat and Marine Craft Dealers from a permitted use to non-permitted use was discussed.

12. G Stevens presented his arguments for making the use non-permitted in the R-3 zone, including the fact that this was a commercial business in a residential area. The PB noted that there are many types of businesses allowed in the R-3 zone and felt that if a change should be made, that the entire list of uses in the R-3 should be reviewed, not the one use because of an ongoing approval and appeal.

MOTION: To not recommend the petitioned warrant article as presented.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 4-1 in favor of the motion, with C Twombly voting against the motion.

13. Petition Warrant Article to change Boat Storage Facility from a use permitted by conditional use permit to a non-permitted use was discussed.

14. G Stevens presented his arguments for making the use non-permitted in the R-3 zone. The PB felt the same as the previous article, that the entire list of uses in the R-3 should be reviewed, not the one use because of an ongoing approval and appeal.

MOTION: To not recommend the petitioned warrant article as presented.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 4-1 in favor of the motion, with C Twombly voting against the motion.

15. Discussion ensued as to whether or not the vote of the PB could be included in the warrant article. Town Counsel informed the PB that the vote could be included if that was their intent. The PB confirmed that including the vote would be included in the petitioned warrant articles.
16. The PB agreed to present the warrant articles in the order discussed during the hearing.
17. Chairman Royle closed the public hearing.
18. The PB took a brief recess. N Fogg and S Royle met very briefly with Town Counsel.

CONCEPTUAL DISCUSSIONS

19. Tumbledown Farms (TM 179-132), David Guttadauro presented his plan for the bakery & farm store. He explained that they are working towards a full site plan to relocate parking and permit the entire complex, but that the time frame for that work and approval was going to make them miss this coming summer season. He hoped that the PB could help him find a way to begin renovations so that they could be opened for the summer season. The plans showed an expansion of the bakery building (former insurance building) and connecting the bakery and the restaurant with an entrance vestibule.
20. N Fogg was reluctant to allow this expansion without some type of review. He felt that perhaps a minor site plan application for this 'phase' could be submitted and heard on February 6th to allow abutters and the public a chance to be informed about the project.
21. The PB was supportive of the concept and agreed that waivers to the minor site plan review could be granted provided that the intent was still to come before the PB for full site plan approval for the brew pub and change of parking.
22. D Guttadauro agreed that this would work with his plans and agreed to drop off an application before the deadline. N Fogg will inform M Garrepy and make sure that he reviews the required waivers and to make sure that he was kept in the loop for when the full application was presented for PB review.
23. The PB agreed by consensus that this course of action would be acceptable.
24. Barn & Music Venue, Relf Fogg presented a tax map sketch of TM 208- 44 & 45 showing an octagon shaped barn 64 feet across. He would like to maintain his equipment on the lower level and have a stage and function hall on the upper level. The function hall could be rented out. He also hoped that up to 4 times a year he might hold a larger event using the natural bowl shape of the property to allow outdoor amphitheater style seating. He hoped to attract bluegrass & folk type events and felt that he could accommodate up to 1,000 people and 240 cars. He would bring in porta-potties for these occasional larger events.
25. R Fogg added that any event would be B.Y.O.B., there would be no overnight camping permitted, the 1,000 attendees does not include 200 staff & band.

26. Questions were brought up regarding whether this was a permitted use and whether or not the selectmen regulated and/or issued permits for assemblies of a certain size.
27. N Fogg will inquire with the Board of Selectmen about permits to assemble and the PB will give consideration to whether this needs to be permitted and if so, how to proceed.

BOARD BUSINESS

28. CIP: N Fogg presented the draft CIP prepared by the CIP Subcommittee. He apologized for not making sure this was finished before the budget process was wrapping up. The recommended items listed in the CIP were all accurate; however the financial analysis items were not updated from the previous CIP.
29. The PB felt that it would still be helpful to approve the draft CIP to help give the Budget Committee direction in preparing future budgets. The budget committee plans to have a 'budget direction' meeting this coming July. N Fogg will make sure to get off to an early start and has learned a great deal from going through the process for the first time.

MOTION: To approve the CIP as drafted
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 12/19/13 PB meeting
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

CORRESPONDENCE

30. Letter Regarding Regional Impact: Berry Survey & Engineering sent a letter at the request of the Middleton Planning Board to make us aware of a golf course and resort being pursued by Therriault's Landing LLC. The project would be located on 150 acres off of Ridge Road and Kings Highway in Middleton. Plans will be at the Town Hall on January 20th.
31. N Fogg will get a copy of the plans for the PB to review at their February 6th meeting.

SET MEETING DATE

32. The next regularly scheduled PB meeting will be Thursday, February 6th (2/6/14)

ADJOURNMENT

MOTION: To adjourn the meeting at 9:44 pm

Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg, Town of Wakefield NH, Land Use Clerk