



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  
6 February 2014

Approved 2/20/14

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		Mike Garrepy, Planning Consultant	X
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith	X	Richard Sager, Town Counsel	
David Silcocks, Member	X	John Blackwood	X		
Dick DesRoches, Member	X				

Also present were: Jim Miller (videographer), Dave Mankus, Gary Stevens, Roberta Stevens, David Guttadauro, Cheryl Scott, Pam Wiggin, Phil Twombly, Colleen Nicastro, & Dick House

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

PUBLIC COMMENT

1. None.

PUBLIC HEARINGS

2. Public Hearing on proposed Historic Resource Chapter of the Master Plan.
3. Pam Wiggin thanked all who helped create the chapter and explained the process that the group went through to complete the chapter. The members did much of the work themselves and did not use the entire budgeted amount of money to complete the document. Pam reviewed the contents and layout of the chapter and stated that they were prepared to answer any questions.
4. Chairman Royle thanked the Heritage Commission for their hard work and countless hours that went into the preparation of the chapter.
5. He has read through the chapter and learned several items from the history portion of the chapter. He has several questions or concerns. His first concern was whether or not the word "protection" in the title was appropriate. Another concern was if this chapter was adopted, was the PB then obligated to implement all the strategies listed?

6. P Wiggin noted that many of the strategies would be zoning changes that would need to be voted on by the voters before they were implemented. She noted that there were several pages of Preservation Planning Programs & Tools listed in the chapter for reference.
7. Dick DesRoches questioned the word adopt versus promote. If we adopt this chapter are we obligated to adopt all the ordinance recommendations in the chapter?
8. P Wiggin suggested that the wording could be changed to "Promote the Adoption of" the ordinances mentioned in the chapter.
9. Peter Brown reiterated that several of the goals in this chapter are to "adopt" ordinances to protect historic resources in town.
10. P Wiggin noted that one of the ordinances the Heritage Commission was asking for was a demolition ordinance. This would slow down demolition to ensure that Historic Resources were not lost without at least a chance to investigate other options for the structure. A recent example of this is 35 Cosmar Drive where PSNH had asked for a demo permit. It was only because N Fogg contacted P Wiggin was a discussion started to save the last known railroad building in town. In this particular case PSNH is being very cooperative to help save the building and possibly relocate it to Turntable Park.
11. John Blackwood and Connie Twombly both note some inaccurate and/or missing information from the history section of the chapter.
12. Mike Garrepy noted that the wonderful history section would be a great lead in to the Master Plan and that perhaps this should be the first chapter after the introduction. He would like more opportunity to review the chapter and provide comments.
13. Several members and public discussed what whether or not these 'adopt' or promote the adoption' of goals could be used to slow or stop a project while they are hashed out, which could take several years.
14. P Wiggin and P Brown suggested that if the wording was changed to "Promote Adoption of" would that be acceptable?
15. The PB still wanted more time to review the document, look for comments from M Garrepy, find out if the wording would in any way obligate them to take action towards adoption before they were ready to act, and see if the wording as proposed could be used by an abutter to hold up an applicant.
16. Chairman Royle asked if there were any more comments from the public. Hearing none, he closed the public hearing.

MOTION: To continue the public hearing until March 6<sup>th</sup>.  
Made by: Tom Dube  
Seconded by: Dick DesRoches  
Discussion: None  
Vote: 5-0 in favor of the motion

17.M Garrepy noted that he would distribute the proposed Draft Population and Housing Chapters of the Master Plan for discussion at the same meeting.

18.Tumbledown Family Farms LLC, David Guttadauro, Minor Site Plan Application.

19.David Guttadauro gave an overview of what the plans are for this phase of the development.

20.Chairman Royle asked about the area being added. The total area is about 1,122 square feet, with 800 square feet of new building. This should technically be a major site plan review based upon the square footage of new building.

MOTION: To Waive Section 1.05-A, #2 & #6 to reclassify the application as a minor application  
Made by: Tom Dube  
Seconded by: David Silcocks  
Discussion: None  
Vote: 5-0 in favor of the motion

21.Discussion ensued as exactly what was being discussed and what was being potentially approved with this phase of the project and what section of the Site Plan Regulations apply to this application.

MOTION: To accept the minor application as complete  
Made by: Tom Dube  
Seconded by: David Silcocks  
Discussion: None  
Vote: 5-0 in favor of the motion

22.Chairman Royle opened the public hearing.

23.Nancy Spencer-Smith questioned if approval had been received for water and sewer usage. N Fogg has spoken with the Town Administrator who noted that both were already connected to the system. Connie Twombly felt that the usage as proposed tonight was less, the maximum usage of the site previously. The restaurant and bakery usage would be less than the previous restaurant, office building, and day care facility.

24. It was agreed that this use could be approved for water and sewer usage and that when the application came in for the Brew Pub, that overall water and sewer usage would be calculated and approved by the appropriate reviewing agency at that time.
25. Dick DesRoches stated that he would like this to be the last phased piece of the development. The next application needs to be the whole, complete major site plan application.
26. Jim Miller noted that D Guttadauro has a proven track record with the PB. He has done everything that he has said that he would do. Also, the public has chimed in also. The parking lot of the renovated restaurant is substantially filled, showing there approval.
27. Chairman Royle noted that the PB wants to be careful to avoid another appeal of their decisions, while still trying to be as fair as possible to the applicant.
28. N Fogg reviewed the notes from the TRC meeting held on 2/4/14. The PD would like to see a panic alarm at the central checkout register and would like to see additional lighting behind the building to better illuminate the Town's skateboard park. It was noted that exterior lighting should be ground directed to protect the night sky. Chief Fifield was fine with the ground directly lighting and noted that his two notes were suggestions and not requirements.
29. The FD wanted to ensure that they would still have access around the building. They would like to see a knox box installed. They also want to review the final building plans to ensure that they meet code for the type(s) of occupancy being proposed to include a sprinkler system, if required.
30. Chairman Royle closed the public hearing.
31. The applicant presented waivers for 2.03-B.1-s (Boundary Survey), 2.03-B.7 (Site Plan Requirements), and 2.03-B.8 (Checklist)

MOTION: To approve the three waivers listed above.  
Made by: Tom Dube  
Seconded by: Dick DesRoches  
Discussion: None  
Vote: 5-0 in favor of the motion

32. Conditions of approval considered: 1- No further phasing of the site plan; 2- copy of deed; and 3- compliance with all fire & building code.

MOTION: To approve the minor site plan with the three conditions listed above.

Made by: Dick DesRoches  
Seconded by: David Silcocks  
Discussion: Tom noted the wording about oral and written testimony should be included in the Notice of Decision as a condition of approval.  
ADMENDMENT TO THE MOTION: Tom Dube suggested that the forth condition suggested by Mike Garrepy be included in the motion.  
Amendment Made by: Dick DesRoches  
Seconded by: Tom Dube  
Vote on Amendment: 5-0 in favor of the motion  
Vote to Approve the Amended Motion (approval with 4 conditions) 5-0 in favor of the motion.

### CONCEPTUAL DISCUSSIONS

33. None.

### BOARD BUSINESS

34. Regional Impact- Golf Course & Hotel in Middleton. N Fogg placed a copy of the overall site plan in the PB's packets.
35. Discussion by the PB indicated that this would be an overall boost to the area economy. The PB discussed possible impacts to Wakefield and the area in general.
36. The PB directed N Fogg to send a letter of support to the Middleton PB and ask for a copy of the Traffic Study.
37. N Fogg asked the PB if someone would like to be part of the video explaining the zoning warrant articles. N Fogg took the smallest step backwards and was thusly volunteered to present the warrant articles.

### APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 1/16/14 PB meeting  
Made by: Dick DesRoches  
Seconded by: Connie Twombly  
Discussion: None  
Vote: 5-0 in favor of the motion

### CORRESPONDENCE

38. NHDOT held a scoping meeting with Dunkin Donuts on January 30<sup>th</sup>.

### CONSULTANT

39.M Garrrepy will have the Population and Housing chapters of the Master Plan ready for review shortly. T Dube asked if they could be ready for our review on February 20<sup>th</sup>. M Garrepy said that he would do his best to have them ready for discussion on Feb 20<sup>th</sup>. We could also discuss the changes to the Historic Resource Chapter.

40.Chairman Royle also brought up re-writing subdivision and site plan regulations. If funds are available this would be a better use of resources than further updates of the Master Plan. Combining the two regulations eliminates a lot of duplicate text and sections.

#### SET MEETING DATE

41.The next regularly scheduled PB meeting will be Thursday, February 20<sup>h</sup> (2/20/14)

#### ADJOURNMENT

MOTION:	To adjourn the meeting at 9:55 pm
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk