



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  
20 February 2014

Approved 3/6/14

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

Also present were: Jim Miller (videographer), Dave Mankus, Pam Wiggin, Phil Twombly, & Colleen Nicastro

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

PUBLIC COMMENT

1. None.

PUBLIC HEARINGS

2. None.

CONCEPTUAL DISCUSSIONS

3. None.

BOARD BUSINESS

4. Workshop discussion of the Historic & Cultural Resource Chapter of the Master Plan. It was noted that the previous public hearing on Feb 6<sup>th</sup> was continued until March 6<sup>th</sup>. Discussing and making edits to the chapter would be appropriate; no action towards adoption can be taken until the March 6<sup>th</sup> continuation of the public hearing.

5. A revised copy of the chapter from Mike Garrepy was distributed to all in attendance. The changes include: Moving the Preservation Planning Programs & Tools to an Addendum and adding an introductory and summary paragraphs to the Summary of Past Preservation Activity section of the chapter.
6. Pam Wiggin has reviewed M Garrepy's recommended changes and does not have any issue with them. She also wanted to interview several folks and add some agricultural related history to the Wakefield's Historic Overview opening section of the chapter.
7. Jim Miller distributed a handout that had some of his concerns with the chapter highlighted. Several of his concerns had been addressed in the latest revision of the chapter, which was not available until the morning of the meeting. His overall concerns related to the original purpose and authority given to the Heritage Commission and whether this chapter was giving the commission too much power. J Miller does not want to see additional regulation in town. He is also concerned that this chapter may give the commission power to create additional historic districts in town and many of the goals are too broad and should be more specific.
8. The board questioned what "political significance" meant. After some thought, it was agreed that it referred to historical places such as; old town meeting houses, former post offices, and other places that have changed relating to politics over the years.
9. N Fogg will post the chapter as soon as possible for anyone to review prior to the March 6<sup>th</sup> public hearing.
10. Regional Impact- Golf Course & Hotel in Middleton. N Fogg reported that he had attended a Regional Impact Committee meeting earlier in the afternoon. Several abutting towns were represented. The plan and potential impacts were reviewed and discussed. The applicant and their engineers had already responded to the concerns. Most in attendance were satisfied with the answers given. The developer appears to be trying to go above and beyond what is required. Once they receive local approval they will move forward with receiving the required state permits. The traffic study completed did not extend past the nearest intersection to the project (Ridge Road and Kings Highway.)
11. The PB received an abutter notice for expansion of a gravel pit on Piggott Hill Road in Milton. No members had any concerns and felt sure that the actual Wakefield abutters had been notified in case they had any concerns.
12. N Fogg reviewed the re-subdivision that would have a public hearing on March 6<sup>th</sup> for the Bisson property which lies between Grenier Road and Lord Road (TM 52-3.) The original subdivision took place in 1981. The lot in question was deemed a non-building lot until such time NHDES Subdivision and PB approvals were received. A new subdivision plan does not need to be recorded, just a Notice of Decision from the PB

deeming it a buildable parcel. N Fogg will confirm the required wording prior to the March 6<sup>th</sup> hearing.

13. Dunkin Donuts has submitted an application for a wetland permit and appear to be moving ahead although no PB application has been received to date.

#### APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 2/6/14 PB meeting  
Made by: Dick DesRoches  
Seconded by: Tom Dube  
Discussion: None  
Vote: 5-0 in favor of the motion

#### CORRESPONDENCE

14. None.

#### SET MEETING DATE

15. The next regularly scheduled PB meeting will be Thursday, March 6<sup>th</sup> (3/6/14)

#### ADJOURNMENT

MOTION: To adjourn the meeting at 8:05 pm  
Made by: Tom Dube  
Seconded by: David Silcocks  
Discussion: None  
Vote: 5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk