



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 March 2014

Approved 3/20/14

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		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	X		
David Silcocks, Member		John Blackwood	X		
Dick DesRoches, Member	X				

Also present were: Rob Ward (videographer), Ken Paul, Becky Keating, Jim Keating, David Takis, Kerry Fox, Pam Wiggin, Peter Brown, & Phil Twombly

Chairman Royle called the meeting to order at 7:00 pm following the Pledge of Allegiance. John Blackwood was seated for David Silcocks.

PUBLIC COMMENT

1. None.

BOARD BUSINESS

2. Tumbledown Farms Update. Ken Paul, representing David Guttadauro, reviewed the project with the PB. They have contracted with White Mountain Survey who will proceed when the snow piles have subsided. The owners have removed piles of snow from the property to attempt to expedite the survey process. They anticipate being able to submit for a May PB hearing.
3. The plan to demolish the existing insurance/bakery building due to the type of existing construction. K Paul did not want any confusion as to what was going on when they demolished the building. They plan to add a porch to the front of the new bakery building and add approximately 12 feet of depth to both the restaurant and bakery buildings. They will present this when they submit their entire site plan for review.
4. The slab for the bakery will be raised approximately 6 inches to accommodate radiant floor heat. They also plan to bring 3-phase electric to the building and possibly bring a

6 inch water line from Meadow Street to one or more of the buildings to accommodate the Brew Pub and possibly a sprinkler system. The PB inquired as to whether they had met with the Sanbornville Water Precinct. K Paul stated that he had met a commissioner on-site and planned to attend their annual meeting in April.

5. K Paul asked if the PB had any questions. The PB thanked him for the update and look forward to the complete submittal for the balance of the project.

## PUBLIC HEARINGS

6. Bisson Re-subdivision Application, TM 52-3. N Fogg confirmed that the application was complete. Kerry Fox review the history of the parcel. This lot was originally approved in 1981 as a non-building lot. No change to the parcel is proposed. The original subdivision clearly states that the parcel can become a buildable parcel with NHDES subdivision approval and Town Planning Board approval. The Bissons have received State subdivision approval from NHDES and are asking for Town PB approval tonight.
7. N Fogg stated that he had received calls from 3 abutters. All were concerned as to which parcel was being subdivided, because the Bissons also own a waterfront parcel in the vicinity. After N Fogg clarified which parcel was being subdivided, no abutter that contacted the Land use department had any concerns.

MOTION: To accept the application for re-subdivision as complete  
Made by: Tom Dube  
Seconded by: Connie Twombly  
Discussion: None  
Vote: 5-0 in favor of the motion

8. Chairman Royle opened up the public hearing. There was no public input. S Royle closed the public input portion of the hearing.
9. N Fogg discussed that we would not need to record a new plan. He had consulted with town counsel to provide a page to record that would update the original approval to allow the parcel to be a buildable lot.

MOTION: To approve the parcel as a buildable lot.  
Made by: Dick DesRoches  
Seconded by: John Blackwood  
Discussion: None  
Vote: 5-0 in favor of the motion

10. Proposed Historic Resource Chapter of the Master Plan. Pam Wiggin summarized the changes that have been made since the initial proposal was presented back in

February. The most recent change was adding an opening paragraph to the list of the Heritage Commission's completed projects. She felt that the proposed chapter had been changed to address the requested changes by the PB.

- 11.P Wigin is working with several residents to add a better representation of the history of agriculture to the document. She asked that we approve this chapter this evening and it could be revised when the agriculture history is complete.
- 12.Becky Keating supported the proposed chapter and felt that the history in the chapter was very good.
- 13.Jerry O'Connor asked for clarification as to what was being adopted and Chairman Royle explained.
- 14.S Royle thought that we had added "Recommended" to the "Goals and Implementation Strategies section". Other PB members felt it was a good idea. The Heritage Commission overall had no real problem with the added word.

MOTION: To adopt the Historic and Cultural Resource Chapter of the Master plan, adding the word Recommended to the heading of Goals and Implementation Strategies section.

Made by: Tom Dube

Seconded by: Dick DesRoches

Discussion: None

Vote: 5-0 in favor of the motion

### CONCEPTUAL DISCUSSIONS

- 15.None.

### BOARD BUSINESS

- 16.Workshop on Master Plan Chapters. N Fogg spoke with M Garrepy earlier in the week. Mike said that he would have the Housing and Population Chapters ready to distribute the PB on March 14th and we would discuss them at the March 20<sup>th</sup> meeting.
- 17.Northcoast Construction, Crystal Lane, still has not come into compliance with the reclamation of the slope behind the building and other moving of earth material. Chairman Royle said that the PB should meet with the owner again for a status update. N Fogg will send a letter and get the meeting set up in the near future.

### APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 2/20/14 PB meeting

Made by: Dick DesRoches  
Seconded by: Connie Twombly  
Discussion: None  
Vote: 4-0-1 in favor of the motion, with John Blackwood abstaining

### CORRESPONDENCE

18.N Fogg distributed the final report of the Middleton Resort Regional Impact Meeting. Nancy Spencer-Smith asked that the report maps be emailed to her.

### SET MEETING DATE

19.The next regularly scheduled PB meeting will be Thursday, March 20<sup>th</sup> (3/20/14)

### ADJOURNMENT

MOTION: To adjourn the meeting at 7:54 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