



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
10 July 2014

Approved 8/7/14

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X*	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	John Blackwood	X		
David Silcocks, Member				*arrived at 7:03 and allowed the alternate sitting to remain seated for him	
Dick DesRoches, Member	X				

Also present were: Roger Roberge Jr, Mike Walsh, Mike Westfall, Jean Westfall, Daryl Remick, and Donna Martin (videographer)

CALL TO ORDER

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

PUBLIC COMMENT

2. Someone asked is we were continuing the Chris Lamb application. S Royle explained that we would discuss why the application was being continued this evening.

PUBLIC HEARINGS

3. S Royle mentioned the **Dunkin Donuts application**. They have asked in writing to continue the hearing to July 17th to allow more time for their comments to be reviewed by Norway Plains and NHDOT. N Fogg noted that their wetland permit had been received from NHDES. N Fogg noted that the PB should make a motion to continue the public hearing to July 17th.

MOTION: To continue the Dunkin Donuts Major Site Plan Review Application to July 17th.

Made by: Dick DesRoches
Seconded by: John Blackwood
Discussion: None
Vote: 5-0 in favor of the motion.

4. S Royle noted that the Level Three Home Industry Application for **Chris Lamb/ C.A.B. Innovations** was being postponed to August 7th to allow time for a Conditional Use Permit Application to be properly noticed prior to the hearing, which is required for a level three application.
5. S Royle apologized to those in attendance for this hearing because there was not enough time to notify abutters and noted that the PB would receive input at this hearing in order to better be able to answer the questions on August 7th and to accommodate those who may not be able to attend the August 7th meeting.
6. Roger Roberge from CT stated his name and noted that he owned an abutting parcel to Mr Lamb. He is concerned that the application will allow Mr Lamb to have toxic waste and how is toxic waste regulated in NH and how does the town monitor the waste? How is the waste contained? Vehicles all contain toxic waste. How would a spill be handled? S Royle noted that we can ask these questions when Mr Lamb is here in August. N Fogg noted that Mr Lamb needed the next level of towing license in order to tow a vehicle behind his flatbed truck. This level of permit requires a sign in front of the business, which necessitated the need for PB review. Mr Lamb will continue to operate as he has done in the past. Any garage operating in NH is required to follow the Pit Stop manual put out by NHDES. This manual has procedures for handling wastes of all kinds that are commonly associated with automobiles. We will know more of how his operation works when he is here on August 7th.
7. Daryl Remick does not have any problem with how his business operates, but is concerned that the vehicles and his operation is visible from the road. He should have vegetation or a fence to screen the operation.
8. Roger Roberge asked who had done the inspection of the building for the town because the back side of the building is still plywood and is not complete. N Fogg noted that we would check the building permit status before the next meeting.
9. Jean Westfall noted that she was kept from having a certificate of occupancy because of one piece of siding missing from her house, so she does not understand how he could have received a certificate of occupancy for his building. She also asked if there would be a vote or whether this was already a done deal. What does he have to comply with to be approved? S Royle noted that we will review his application to make sure that he complies with zoning and site plan regulations.

10. D DesRoches asked if the PB should hold a site walk for this case, others agreed. J Blackwood noted that we should not discuss this application without the applicant present. S Royle noted that we were allowing abutters to ask questions because they could not be notified that the application was postponed and at least one abutter had travelled quite a distance to be there. A site walk on August 7th was agreed upon.
11. S Royle asked **Union Schoolhouse, Mike Walsh** to come forward to discuss his Conditional Use Permit Application. The permit is asking to allow a mixed use within the existing former Union Schoolhouse. Mike Walsh noted that they wanted to continue to use the northerly side of the building as a home schooling classroom/ resource center and convert the southerly half of the building to a studio apartment for one of the couple's parent.
12. Mike Walsh and C Twombly reviewed the layout of the building. A ramp will be added to the apartment side of the building. D DesRoches remembered the Walsh's coming in for a conditional use permit previously to a commercial use with the school/ assembly area. The application is to allow a mixed use of school/ assembly area and apartment. The apartment will meet the 800 SF minimum area.
13. S Royle noted that the application was complete and asked for a motion to accept the application.

MOTION: To accept the Conditional Use Permit Review Application as complete.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

14. S Royle opened the public hearing, there were no comments. S Royle went through the 8 Conditional Use Criteria noting that criteria #8 did not apply regarding a boat launch. The PB agreed the conditions were met. D Stewart noted that he liked the fact that it was still being used, at least partially, as a school type facility.

15. S Royle closed the public input portion of the hearing.

MOTION: To approve the Conditional Use Permit Review Application as complete.
Made by: Connie Twombly
Seconded by: John Blackwood
Discussion: None
Vote: 5-0 in favor of the motion.

CONCEPTUAL CONSULTATION

- 16.S Royle called **Ari's Famous Corn, Ari Goldenberg** forward to explain what his plans were to sell corn on the corner at Route 16 and Route 109 diagonally across from where he has sold corn previously. What does he need from the PB to proceed? C Twombly asked which of Alice Rose's pieces of property he was going to be using. The concerns are the same as they were when he was first set up on the other corner, keeping traffic from stopping along the highway and giving them a place to pull off from the road. Ari Goldenberg noted that he already had obtained the Town's & State's Hawkers and Peddlers Permit.
- 17.S Royle noted that there were several categories that he could fall in for selling corn. After discussion of options it was decided that he fell into Site Plan Regulations, Section 1.05, C, 4. Farming and Agricultural Uses, he was exempt from site plan review. D DesRoches noted that the State would be the most likely to have an issue with the use of the site. The PB agreed by consensus that he was exempt from site plan review. He was cautioned to check with NHDOT to be in compliance with DOT rules.

BOARD BUSINESS

- 18.D DesRoches reviewed what **proposal from Forrest Bell** to update the data into the Lake Data model. They would update Great East and Lovell Lakes have the longest record of lake data, so updating them would be kept up to date. We could update the other lakes next year, and then update the lakes every 2 years or thereabout. The proposal is for \$1,000 to update 2 lakes. The lakes being compiled are the headwaters for the Salmon Falls River and were originally part of a grant. Other lakes may be added in the future. We have a \$4,000 in the budget line with \$2,000 committed to updating our Site Plan Regulations. D DesRoches asked that the proposal be incorporated as part of the minutes.

MOTION: To approve the proposal for \$1,000 from Forrest Bell to update the lake data for Great East and Lovell Lakes, in October 2014 or after the data has been compiled.

Made by: Connie Twombly

Seconded by: Doug Stewart

Discussion: None

Vote: 5-0 in favor of the motion.

- 19.S Royle read an email from assessing asking about the expired site plan condition for excavating behind **North Coast Construction** at 73 Crystal Lane. The owners have made some progress, but have not finished removing what needs to be removed. The loam to reclaim the slope is sitting on top of the slope that needs to be removed. After much discussion, N Fogg was instructed to ask them to come in for an extension. The PB feels that if they go through the motions that an extension can be granted.

20. N Fogg mentioned that he is dealing with the smell of the dumpster at the fish market. He has provided the owners with several suggestions to try to lessen the smell. The owners are trying different methods to reduce the smell.

21. N Fogg is still dealing with Mr LaRoche on his Sandy Pond parcel. He has also started to clear the lot he has purchased on Wakefield Road near Rines Road.

APPROVAL OF MINUTES

22. The PB reviewed the minutes of the June 19th meeting.

MOTION: To approve the minutes of the June 19th meeting.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

CORRESPONDENCE

23. Dunkin Donuts wetland application has been approved and letters have been received from our consulting engineer regarding the traffic study for Dunkin Donuts. The Regional Impact meeting is set for Monday, July 14th.

24. The PB discussed possible items to recommend to NHDOT regarding Dunkin Donuts. N Fogg will speak with David Silvia at District 3 to see what our options could be suggested.

25. Seacoast Transportation Authority has asked for an update to our representative.

SET MEETING DATE

26. The next regularly scheduled PB meeting will be Thursday, July 17th.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:45 pm
Made by: John Blackwood
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk