



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
17 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					
Dick DesRoches, Member	X				

Also present were: Sandy Lebel, Bryan Lebel, Cathy Kinville, Ron Kinville, Doug Reynolds, Tom Gorrill, Randy Dunton, Dino Scala, Danny Bouzianis, Deborah Arcand, Pam Wiggin, Kerry Fox, 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 David Silcocks and John Blackwood for Tom Dube.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. S Royle opened the continued public hearing for the **Dunkin Donuts (Oracle Enterprises) application**. Doug Reynolds from Gorrill-Palmer Engineers gave an overview of where we were in the process. He noted that at the last meeting on June 19th a site walk had been held, the Conditional Use Permit had been approved for filling the wetland, and the waiver for the number of parking spaces had been approved. Since then they have responded to and received sign-off on review letters from Mike Garrepy and Norway Plains. At that time they were waiting for a NHDOT permit for Access Road onto Route 153 (Main Street), and for the Regional Impact meeting to be held. They have received the necessary NHDES Wetland Permit from the State. The Regional Impact Meeting was held this past Monday (7/14). All the issues brought up

were addressed and they feel they will be in full compliance with the Regional Impact Meeting when they receive address all of the NHDOT comments and the driveway permit is received. They feel they are ready for and are asking for final approval this evening.

4. S Royle asked what permits were left to be received. Doug Reynolds noted the septic permit, and public water supply permit. S Royle noted that the Regional Impact Meeting was most concerned with the DOT comments, hours of construction, and notifying abutters for any blasting. Doug Reynolds noted that there are regulations that are required to be followed for blasting, including neighboring home inspections and that no non-daylight construction hours were being proposed. Snow removal will take place by moving snow to the edges of the parking area. When there is no more space, snow will be removed from the site.
5. D Stewart asked if Norway Plains had any further comments regarding traffic safety. S Royle reviewed the peer review letter, which stated in part, that there was no clear pattern to the collision data received and most were rear-ending accidents and not related to turning traffic. Heavy weekend traffic did not correlate to additional accidents at or near the intersection. NHDOT and Norway Plains both concurred that the intersection would continue to operate at an acceptable level with the exception of 4 weekends per year during the summer months, which is the current status. Neither NHDOT nor Norway Plains suggested any roadway improvements because of the developments. After a discussion the PB concluded that although the PB is very concerned about highway safety on Route 16, if our Peer review engineer and NHDOT do not feel that upgrades to Route 16 are required because of this project that the PB would not put forth any suggestions for upgrades. NHDOT noted that we could submit any suggested improvements that we felt might help traffic flow and safety on Route 16, however they would not approve or allow any improvement suggestions that do not meet highway standards because it would put them in a potential liability situation should an accident occur that could possibly be connected to non-standard highway improvements.
6. N Fogg asked Doug Reynolds if they had a construction cost estimate. The original application had an estimate for \$252,500, which included all the site work. Danny Bouzianis noted that he would prefer a Letter of Credit over a Bond. S Royle noted that any form of non-revocable surety would be acceptable. The PB discussed the cost of improvements and that the Town was really only concerned with returning the site to a safe, stabilized condition if the developer did not complete the work. A number of \$25,000 for site work and \$10,000 for landscaping for suggested as a number and was agreed upon as reasonable by Danny Bouzianis.
7. S Royle asked if there was any public comment. Pam Wiggin noted that she had heard that a portion of a stone wall was to be removed as part of the site improvements. Pam Doug Reynolds showed where the portion of the wall was to be removed. The

relocated portion of the stone wall was to be reused on the site. Pam Wiggin felt that we should be preserving our stone walls in town. She noted that this was part of the Historic Resource chapter of the Master Plan that was recently adopted. C Twombly noted that no work towards a stone wall ordinance has been done to date. S Royle noted that the stone wall was discussed on the previously held site walk and that the limitations of the site, the 50-foot Route 16 setback, the number of parking spaces, fire lane access, etc. led to the dumpster being located in that area and the removal of the portion of the stone wall. S Royle closed the public input portion of the hearing.

8. S Royle recapped Mike Garrepy's letter and noted his concerns had been addressed, the application was ready for approval, and any conditions should be separated into precedent (required prior to signing the plans) and subsequent (required prior to finalizing any building operation approval.) Approvals still required are: septic permit,

MOTION: To conditionally approve the Dunkin Donuts Major Site Plan Review Application with the following conditions: receipt of septic approval, NHDOT Driveway Permit, Town Driveway Permit, \$10,000 landscaping letter of credit, \$25,000 reclamation letter of credit.

Made by: Connie Twombly

Seconded by: Dick DesRoches

Discussion: D DesRoches asked about the public water supply approval. It was noted that that would be required prior to an Occupancy Permit being issued.

Vote: 5-0 in favor of the motion.

9. T Dube was seated in place of J Blackwood.

10. S Royle opened the public hearing for **Lexington Development Boundary Line Adjustment Application**. Kerry Fox came forward and handed out revised plans. There is an encroachment into the property that the owner wants to clear up as part of the boundary line adjustment.

11. Kerry Fox noted that the property was at the intersection of Province Lake Road and Ballards Ridge Road. He reviewed the plan and noted that the result of the adjustment would be two conforming lots and the elimination of an encroachment from a neighboring lot.

12. N Fogg asked if the adjustment would allow adequate room for the abutting building to meet setbacks. Kerry Fox noted that there would be for the house but the privy would not meet setbacks, however if the privy were ever to be torn down the replacement would need to be located elsewhere.

MOTION: To accept the Boundary Line Adjustment Application for Lexington Development, TM 61, Lots 1 & 2 as complete.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

13.S Royle opened the public input portion of the meeting. Hearing no public comment the public input portion of the hearing was closed.

14.S Royle asked if the PB had any further questions. T Dube asked about the ROW lines shown, which do not follow the physical location of the road. Kerry noted that he had used what former surveyor Grant Davis had used on his plan. Even after discussion with NHDOT no other definitive layout was determined.

15.N Fogg asked about the wetland scientist signing the plan. Kerry Fox noted that Peter Cooperdock now lives out of the area and that was possible though not convenient. Kerry Fox noted that a letter from Peter Cooperdock could be provided. The PB determined that would be appropriate for this Boundary Line Adjustment.

16.S Royle noted that monuments needed to be set. N Fogg noted that Kerry Fox should set the monuments, label the plan showing that the pins had been set and bring the required copies to town hall for PB signature.

MOTION: To approve the Boundary Line Adjustment Application for Lexington Development, TM 61, Lots 1 & 2 with the condition that the monuments be set and a revised plan with monuments shown be submitted to the PB for signatures.
Made by: Dick DesRoches
Seconded by: Doug Stewart
Discussion: None
Vote: 5-0 in favor of the motion.

17.N Fogg noted that he received another application from Kerry Fox to re-adjust the Burge's - Stone Ridge Boundary Line Adjustment on Weeks Drive.

18.The PB took a short recess.

19.S Royle opened the public hearing for **Color Coatings Major Site Plan Review Application** for a 40' by 40' addition to the rear the existing building.

20.Sandy Lebel noted that they currently operate a business out of 74 Crystal Lane and they are looking to add a second addition to the building. She passed out additional/

revised information from what was in the PB's packet. She noted that they planned to install a dripline infiltration trench to address the additional impervious area. They currently have 13 parking spaces, which meets the requirements for the proposed building area. They meet and will continue to meet setbacks. The addition will have a single slope to the roof towards Route 16. They have recently hired a local young man to work for them and try to look local for what they need.

MOTION: To accept the Major Site Plan Application for Color Coatings LLC at 74 Crystal Lane, TM 212-13.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None
Vote: 5-0 in favor of the motion.

21. S Royle opened the public input portion of the hearing. No comments were made and S Royle closed the public input portion of the hearing.

22. N Fogg noted that they had been before the PB previously and allowing them to update their previously approved site plan was saving them money, but more importantly time, which would allow them to begin construction this year. Between the previous site plan and the revised sketch submitted most of the requirements are shown.

23. The PB wanted a title block, date, and signature block placed on the plan, which Sandy Lebel wrote on the copies by hand.

24. The PB reviewed the written waiver requests to Section 3.18, 3.19, 3.20, 4.06-D-1-8, and 5.00.

25. T Dube noted that he was not in favor of granting a waiver to the Performance Bond

MOTION: To approve the written waivers with the exception of the performance bond.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

26. A bond amount of \$500 was agreed upon to cover the installation of the dripline trench.

MOTION: To conditionally approve the Major Site Plan Review Application for Color Coatings LLC, Bryan & Sandy Lebel, 74 Crystal Lane, TM 212-13 with the conditions of receiving a cut sheet for the outdoor lighting to ensure compliance with the downward facing light

fixture, a title block, date, and signature block be added to the plan.

Made By: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

27. The amount of lighting was discussed and it was noted that a light would be placed near proposed entrances. The only stipulation noted was that "protecting the night sky" was important.

28. Sandy Lebel made the changes to the plans and the PB signed the plans.

29. N Fogg introduced **Beverly Cressley from the Woodman Corner Barber Shop** and handed out a copy of the tax map for the property to orient the PB. Beverly Cressley approached the PB and explained that she lived at the barber shop and her daughter was going to add a second chair and do hair dressing there also. Ms Cressley asked if she could move out and turn the entire building into a barber shop/ hair dressing salon. A personal service business is not allowed in the R-II zone. She is currently allowed as a home occupation.

30. The PB reviewed the allowed uses that surround the business and noted that there were other commercial uses in the immediate vicinity of the barber shop. The PB noted that using the entire building as a barber shop or similar business would only be allowed with a variance from the Zoning Board of Adjustment. She would then need to then need to go before the PB for site plan approval.

APPROVAL OF MINUTES

31. None ready for approval.

BOARD BUSINESS

32. Signing of the M&M Storage Building Site Plan approved site plans. The PB signed the Martell site plans that met the conditions of approval.

PUBLIC INPUT

33. None

SET MEETING DATE

34. The next regularly scheduled PB meeting will be Thursday, August 7th.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:35 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