



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
21 August 2014

Approved 9/4/14

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			
David Silcocks, Member	X				
Dick DesRoches, Member	X				

Also present were: Jamie Sullivan (site walk only), Jack Howard (site walk only), Rueben Knisley (meeting only), Donna Martin (videographer)

SITE WALK - 6:30pm

1. The members gave a self-guided tour of the site and interior of the new and rebuilt structure. Abutters questioned where the dumpster would be located and if there could be a stop to the traffic cutting through behind the restaurant and across the auto sales/garage parking area. The PB noted that we want to know about the parking plans, drainage, and flooding.

CALL TO ORDER – 7:05pm

2. Chairman Royle called the meeting to order at 7:05pm following the Pledge of Allegiance.

PUBLIC COMMENT

3. None.

BOARD BUSINESS

4. **Zoning Changes:** Changes to **Article 16, Private campsites**. N Fogg feels that the change to Article 16, approved last March, was made the ordinance more complicated and less enforceable. Most campsites in town are not causing any problem, and adding rules and eliminating them from the R-2 zoning district made the majority of campsites

in town illegal. The main concerns are that they not become permanent residences, that they properly dispose of solid waste & sewage, that the property owner cannot receive any compensation from a camper on his/her property, and if a camper is hooked up to a water supply, it must be hooked up to a septic system. Property owners would still be allowed to store a camper on their property when not in use. Campers should meet setbacks because they are temporary structures. We may want to add the RSA that controls private campsites.

5. Generally the only calls that the code enforcement office gets regarding campers is from neighbors that do not get along.
6. The PB discussed the footer notes and found several discrepancies to be corrected. It was also noted to send updates to the Town Attorney as soon as they are ready so that we can get them done early.
7. Rueben Knisley noted that he had come for the Tumbledown Café public hearing and was told that no one was at the meeting to present the application or answer questions so the application was going to be continued. He asked about what the current camping regulations allowed.
8. Many of the PB members need updated Zoning Regulations. N Fogg will provide.
9. Zoning Article 3, Table 1 Permitted Uses. The PB discussed changes to the allowed uses and noted that R-3 is basically residential and should be treated as such. N Fogg noted that he agreed but hoped that an R-3 parcel located next to an existing business property could have more permitted uses, which would allow for the natural expansion of business locations in town rather than scattered around town.
10. Certain business type uses should only be allowed with a residence in the R-3 zone. There are several business type activities that should not be allowed in a flood zone. N Fogg will take a pass at a revision and run it by the PB.
11. D DesRoches noted that we may want to focus on the worst problems in the permitted use table and not try to change too much at once. The simpler the changes, the more likely the articles are to pass.

PUBLIC HEARINGS

12. S Royle opened the public hearing for the **Tumbledown Café Major Site Plan Application**. No one was in attendance to present the application or answer any questions. After a brief discussion the PB decided to accept the application and continue the hearing to their next regularly scheduled meeting.

MOTION: To accept the Major Site Plan Application for Tumbledown Café, TM 179, Lot 132 as complete and continue the public hearing until September 4th.
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: C Twombly asked who and how we were going to notify the applicants of our action tonight. N Fogg said that he would notify David Guttadauro and Ken Paul.
Vote: 5-0 in favor of the motion.

APPROVAL OF MINUTES

13. Approval of minutes from August 7th.

MOTION: To approve the minutes from August 7th as presented.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

BOARD BUSINESS

14. D DesRoches gave an update on the Lake Water Quality Report. Different lakes handle the data in different ways. T Dube said that he should contact Tammy Beers for Belleau Lake. N Fogg noted that Cindy Bickford's family has a camp on Balch Lake and may know who to contact.

15. The PB discussed the budget, training opportunities, legal expenses, and updating lake data. The \$2,000 in the budget professional services line and encumbering the \$700 excess in the line this year should allow us to add a lake and keep the current lakes up to date. S Royle and N Fogg will meet with Teresa Williams regarding the budget during the first week of September.

16. Other professional services are being spent on updating regulations. Mike Garrepy is currently updating the Site Plan Regulations. We will want to update the subdivision regulations in the near future. Mike Garrepy has noted that some towns have site plan and subdivisions regulations combined. There are commonalities between the regulations that do not need to be duplicated. D DesRoches asked that if we were going to combine the regulations, should we hold off on the site plan update and do both at once.

17. S Royle or N Fogg will speak to Mike Garrepy about combining the regulations and about timeliness of project reviews. We will discuss at the next meeting. Using one of the engineering firms that we have to use may prove advantageous for this process.

Unfortunately, we do not provide enough consistent work for a planning professional to plan their livelihood upon.

18.D DesRoches noted that he would be absent at the September 4th meeting.

PUBLIC INPUT

19. None

SET MEETING DATE

20. The next regularly scheduled PB meeting will be Thursday, September 4th.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:55 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