



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  
2 October 2014

Approved 10/16/14

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	X				
Dick DesRoches, Member	X				

**Also present were:** Donna Martin (videographer)

**CALL TO ORDER – 7:00pm**

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

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. None.

**BOARD BUSINESS**

4. S Royle started the discussion **Zoning Changes for Zoning Article 3, Table 1, Permitted Uses.**
5. T Dube felt that most of the overlay districts did not have official maps and should not be included as part of the permitted use table. After some discussion it was noted that each overlay district handled the "Official Map" differently. Some reference a map, while others denote the criteria that define the overlay area.
6. N Fogg distributed a revised table prior to the meeting. Many of the footnotes had become confusing and had missed being updated with previous revisions. The list was updated.
7. The members went through the first 3 pages of the table, including: Residential Uses, Mixed Uses, and a portion of the Business & Commercial Uses. One change that affects many uses is requiring business type activities in the R-3 zone to be operated as a Home Occupation.

Protecting existing residential properties, while trying to business friendly was a source of discussion for many uses.

8. N Fogg asked the members who would like an updated "**New Hampshire Planning and Land Use Regulation**" book for next year. The order will be placed on or before October 16<sup>th</sup> and the books will be available after the first of the year.

### **APPROVAL OF MINUTES**

9. D DesRoches stepped down to allow an alternate who attended the Sept 18<sup>th</sup> meeting to sit and vote on the minutes.
10. J Blackwood was seated for D DesRoches.
11. Approval of minutes from September 18<sup>th</sup>.

**MOTION:** To approve the minutes from September 4<sup>th</sup> as presented.  
**Made by:** Tom Dube  
**Seconded by:** John Blackwood  
**Discussion:** None  
**Vote:** 4-0-1 in favor of the motion, with D Silcocks abstaining.

### **CORRESPONDENCE**

12. Town and City Magazine

### **PUBLIC INPUT**

13. None.

### **SET MEETING DATE**

14. The next regularly scheduled PB meeting will be Thursday, October 16<sup>th</sup>.

### **ADJOURNMENT**

**MOTION:** To adjourn the meeting at 9:10 pm  
**Made by:** Tom Dube  
**Seconded by:** Davis Silcocks  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk