



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
TELEPHONE 603.522.6205 x308 FAX 603.522.2295

MINUTES OF THE PLANNING BOARD MEETING
16 October 2014

Draft 10/17/14

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: Jim Miller, Jerome Libby, Jen Libby, and 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. **Jim Miller** approached the PB for a couple of quick comments. He thanked the PB for their work on the board. He is concerned that the current PB is having difficulty interpreting the current Zoning Ordinance and is in fact having to unravel changes that previous boards may have rushed through. Mr Miller is in favor of less control and is concerned that the current ordinance is difficult to understand. He would like to make sure that the PB does not hurry through changes, works on them year round not just in the fall, and informs the public as much as possible so they can be informed voters in March. N Fogg noted that we make an effort to inform the voters via PB Minutes, videos of PB meetings, handouts available at Town Hall, and on the Town Website. The PB cannot force voters to be informed, however the PB would welcome any ideas to make information more readily available to voters. Mr Miller gave an example of how little there is to go on if a voter only reads the warrant article on the ballot. He feels that the Private Campsite warrant article might have not passed had voters been aware that the change was making a non-permitted use in the R-2 (waterfront) zone. Mr Miller thought that it might be helpful when making a change to the Zoning Ordinance, if we would explain the problem that we are trying to fix and how the change proposes to fix the problem. He again thanked the PB for their work on the board.

PUBLIC HEARINGS

3. None.

CONCEPTIAL HEARINGS

4. **Jerome Libby, TM 197-51, 1676 Wakefield Road** currently is permitted as a Home-Based Contractors Yard. He would like to add another employee, who at least on a part-time basis would inspect vehicles and perform simple repair work at his location in addition to maintaining and inspecting his own business vehicles. The PB felt that if he was to service any vehicles other than his business vehicles that he would need a variance and then site plan approval to move forward. Automotive repair is not allowed in the R-1 zone. D Stewart noted that he cannot speak for the ZBA, but that his parcel is unique because it is at the edge of the R-1 zone and next to the Agricultural Zone where that type of business would be allowed. N Fogg noted that if he was to only service his business vehicles that he could issue a letter stating that would be permitted. If he wants to work on other vehicles, he will need ZBA and PB action.

APPROVAL OF MINUTES

5. Approval of minutes from October 2nd.

MOTION: To approve the minutes from October 2nd as presented.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

BOARD BUSINESS

6. **SRPC dues** were discussed. The PB likes out current arrangement with Mike Garrepy and does not feel that we receive \$5k worth of services from SRPC. So by consensus, the PB agreed not to pay SRPC dues again next year.
7. S Royle started the discussion **Zoning Changes for Zoning Article 3, Table 1, Permitted Uses**. The PB picked up where they left off at the previous meeting and reviewed the rest of the table. In general they were looking for consistency between types of businesses in different zones and keeping residential zones residential or allowing businesses as home occupations only.
8. N Fogg will check with the town attorney to see if splitting Article 3, Table 1 into 2 tables requires the vote of the town, or is just 'formatting.'
9. N Fogg noted that thanks to C Twombly's reminder on Wednesday, newer Zoning, Aquifer, and Flood maps had been hung in the conference room for reference. The newest maps hang in the Land Use Office, but these maps are

CORRESPONDENCE

10. None.

PUBLIC INPUT

11. None.

SET MEETING DATE

12. The next regularly scheduled PB meeting will be Thursday, November 6th.

ADJOURNMENT

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

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk