



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
6 November 2014

Approved 11/20/14

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman		Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative		John Blackwood	X		
David Silcocks, Member	X				
Dick DesRoches, Member	X				

Also present were: Toni Lambert, Donald Lambert, and Jim Miller (videographer)

CALL TO ORDER – 7:00pm

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. J Blackwood was seated for T Dube.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. S Royle opened the public hearing for **Toni & Donald Lambert, TM 190-3, 2535 Lovell Lake Road**, Home Enterprise Application & Conditional Use Application to operate a bead shop. N Fogg introduced the application and noted that the fees had been paid, the proper notices given and that the application was complete.

MOTION: To accept the Home Enterprise and Conditional Use Permit applications as complete.

Made by: John Blackwood

Seconded by: David Silcocks

Discussion: None

Vote: 4-0 in favor of the motion

4. The PB discussed the need for the 2 applications and the different levels of Home Enterprise and agreed that the correct applications had been submitted.
5. S Royle asked the PB if they had any questions for the applicants. Hearing non he opened the public input portion of the hearing. Jim Miller asked if the approval followed the property. The

PB noted that new owners could operate a bead shop or a very similar business, however, any change of use would require an appropriate application such as Insignificant Change of Use or other application before opening for business. Mr Miller asked if this was subject to Handicap regulations and whether a site walk had been held. S Royle noted that if they felt that type of review was required, they could look into it. N Fogg is familiar with the property. Toni Lambert invited any interested party to visit her current shop in Acton. J Blackwood has been to her shop in Acton.

6. S Royle closed the public input portion of the hearing. He read down through the eight conditions required by the permit and the PB agreed that this application met the first 7 condition and that the 8th condition relating to a boat launch facility was not applicable.

MOTION: To approve the Home Enterprise and Conditional Use Permit applications as complete.
Made by: David Silcocks
Seconded by: Dick DesRoches
Discussion: None
Vote: 4-0 in favor of the motion

BOARD BUSINESS

7. **CIP-** N Fogg spoke with the budget committee about making the CIP process work better with the budget process. N Fogg will meet with department heads and hold a CIP meeting before the first PB meeting in December.
8. **Zoning Changes-** the PB reviewed the revised Permitted Use Table, the revised Private Campsite (Zoning Ordinance, Article 16), and several definitions for consideration. S Royle noted that the **Permitted Use table** will need to have a before and after version, as will the **Article 16 changes**. N Fogg presented potential definitions for Agriculture, Fuel Storage, Office, and Boat and Marine Craft Dealer. **Definitions** were agreed upon for each proposed definition presented with the exception of Agriculture. Agriculture will be tabled until next year. Because of the wide range of possible meanings. When we discuss agriculture we will need to be very clear as to whether we are discussing the Agriculture Zone or Agriculture as a permitted use, which is allowed in several zoning districts.
9. The PB chose a **definition for Office** from several choices. "A room or group of rooms used for conduction the affairs of a business, profession, service industry, or government."
10. **Fuel Storage was defined** as: "Storing fuel for the purpose of resale, or any storage of fuel exceeding 2,000 gallons."
11. **Boat and Marine Craft Dealer is defined** as: "A place of business, whose business is the sale of boats, marine craft, and related accessories such as docks, lifts, trailers, life jackets, boat fuel additives, cleaning products, etc."
12. Proposed warrant articles will be sent to the Town Attorney for review prior to the first public hearing.

13. S Royle noted that Judy Nason had asked him to watch a school board meeting where she informed the school board of RSA 674:54, which has requirements for notifications, etc for governmental land uses. Basically we go through the usual site plan review with our comments, concerns, and recommendations are non-binding. N Fogg will send a letter to the school district reminding them of the requirement. The PB was concerned that there is no plan to bid the job upon. The requirements apply when there is a substantial change of use. They are changing a residential parcel to a parking lot, which to the PB is a substantial change of use. Drainage is the biggest concern of the PB and protecting the downstream abutters.

APPROVAL OF MINUTES

14. Approval of minutes from October 16th.

MOTION: To approve the minutes from October 16th as presented.
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: None
Vote: 3-0-1 in favor of the motion with J Blackwood abstaining

BOARD BUSINESS

15. N Fogg noted that the CEO and Bldg Inspector were called to 84 Gary Road for a propane container situation where over 200 bottles of varying sizes had been discovered. 5 bottles were leaking. It was a dangerous situation, especially with the proximity to the Paul School. D Silcocks (volunteer firefighter) noted that the owner owns (or owned) a recycling business in Pembroke. Many tanks were damaged. The fire department informed then that the bottles needed to be removed immediately. Some of the tanks had been obtained from the Town's transfer station. N Fogg (as CEO) will be sending a letter to the owner that they are violating the town zoning ordinance and possible state RSAs and to cease and desist their operation.
16. N Fogg noted that the CEO and Assessing Dept had become aware of a logging operation taking place on Old Stage Road with no "Intent to Cut" form filled out. The operation will be fined and they must fill out an "Intent to Cut" form by noon on Friday (11/7.)
17. N Fogg will encumber funds for the Subdivisions/ Site Plan Regulations in case we do not receive a rough draft before the end of the year from Mike Garrepy.

CORRESPONDENCE

18. None.

PUBLIC INPUT

19. Jim Miller noted that he feels that adding definitions to the zoning ordinance is making it more complicated and why were we making new definitions rather than using state definitions. He was also concerned that it appeared that we were considering making private campsite regulations stricter because of one individual in town. That doesn't make sense for the town. He is also concerned that we are getting definitions from around the country. S Royle noted that having definitions makes the likelihood of an appeal less likely. D Silcocks noted that we chose the simplest definition were possible. Mr Miller was also concerned that we appeared to pull numbers out of the air for the fuel storage definition. D Stewart noted that there is expertise on the PB and we use that expertise to help make decisions that are reasonable for Wakefield. Mr Miller noted that when we make changes it would be helpful to explain what the problem is that we are trying to fix and how the change fixes that problem. D DesRoches took exception that we were making things more complicated and noted that for example, with fuel storage, this usage is allowed in some zoning districts and not others and that a clear definition would make the ordinance more clear, not more restrictive.

SET MEETING DATE

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

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:45 pm
Made by:	David Silcocks
Seconded by:	Dick DesRoches
Discussion:	None
Vote:	4-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk