



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
20 November 2014

Draft 11/21/14

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.

CONCEPTUAL HEARINGS

4. **John Boucher (Boucher Revocable Trust), 1991 Lovell Lake Road, TM 205-2.** N Fogg reported that he had met with Charlie Karcher from Norway Plains and discussed the previously approved subdivision located with frontage on Lovell Lake and Oak Hill Roads. Mr Boucher had been working on a conservation easement with Moose Mountain Regional Greenways but had reached an impasse regarding restrictions to be placed on the property with the easement. Mr Boucher has decided to re-subdivide the currently approved 10-lot subdivision and pursue a 5-lot subdivision. The PB agreed that this would be treated as a new subdivision application. N Fogg will report to Norway Plains. They intend to submit in January for a February PB hearing.

BOARD BUSINESS

5. **CIP-** N Fogg will finish speaking with department heads shortly and hold a CIP Committee Meeting prior to the December 4th PB meeting. The approved CIP plan will be presented to the Budget Committee at their December 10th meeting on Warrant Articles.

6. **Zoning Changes-** N Fogg showed the proposed zoning changes to the PB. The town attorney will review the proposed changes and meet with the PB on December 4th. A public hearing will be scheduled for December 18th and a second hearing date of January 15th to be used if necessary. The changes this year include a revision of the permitted use table, change to the Private campsite article and the addition of 3 definitions.
7. J Blackwood asked to have **TM 92-34 rezoned from R-3 to Agricultural** along with other adjacent parcels under the same ownership. The PB felt that although this would meet the needs and plans of the owner, that they didn't really have a compelling reason to propose the change. It was also noted that changing to the 5 acre zoning would not prevent a future owner from having the parcel re-zoned in the future to allow additional lots to be created. If the current owner wishes to keep the parcel sparsely developed, they should put deed restrictions on the property to provide for their future wishes. J Blackwood may help them put together a petitioned warrant article for the ballot in March.
8. N Fogg asked about a section along **Arbutus Avenue where the R-2 district** does not go back 500 feet from Great East Lake. The area is confined to one parcel (TM 143-1.) There are very few areas near lakes where the R-2 district does not include 500 feet from a body of water. N Fogg will check to see if this was an error or oversight or whether the PB should consider changing the zoning line to make the R-2 district become the full 500 foot depth from Great East Lake.
9. D Silcocks asked where a **drug rehab center** could be located in town. No PB member could find a permitted use that would definitely permit the use. After a brief discussion, the idea was tabled for this year to allow a proper amount of time to determine a reasonable definition and appropriate districts where the use should be allowed.
10. N Fogg asked the board to make a motion to **encumber \$2,000 for Mike Garrepy** towards the combined Site Plan / Subdivision regulations currently under way. Mr Garrepy may have the rough draft ready before the end of the year, but we may need to pay him after the first of the year.

MOTION: To encumber \$2,000 from the Professional Services line towards the preparation of combined Site Plan/ Subdivision Regulations.

Made by: Tom Dube

Seconded by: Connie Twombly

Discussion: None

Vote: 5-0 in favor of the motion

11. N Fogg noted that we need a contract with **FB Environmental before we can encumber \$700** from the Professional Services line to add Balch and Belleau Lakes to the lake quality data report. D DesRoches noted that he would obtain a contract from FB Environmental to allow the funds to be encumbered.

MOTION: To encumber \$700 from the Professional Services line towards the addition of 2 lakes to the lake quality data report in 2015 pending the receipt of a contract for the services.

Made by: Tom Dube

Seconded by: David Silcocks

Discussion: None

Vote: 5-0 in favor of the motion

12. N Fogg noted the he had sent a letter to the **SAU regarding the Wakefield School Board following RSA 674:54** with regard to the parking lot expansion. Superintendent Mike Tursi called N Fogg earlier today to thank him for the letter and to update him on the progress. The School Board is sending out an RFP to hire an engineer to prepare plans for the parking lot expansion before it goes out to bid. N Fogg noted that this would alleviate the PB's biggest concern regarding stormwater runoff leaving the new impervious surface. It would also allow the School Board to receive comparable proposals for completing the work. Mr Tursi said that the SAU would be back in touch once they receive design plans from the engineer.
13. N Fogg also noted that he has sent a **letter to the owner of 84 Gary Road** informing them of their Town and State violation and ordering them to Cease and Desist and recycling types of operations from the property.
14. N Fogg passed along a portion of a "Plan-Link" discussion regarding **"Zoning Regulations for Medical Marijuana."** NH RSA 126:7 relates to "alternative treatment centers" which would include medical marijuana. Dispensaries would likely within the definition of a pharmacy. The object of the discussion was to make the PB aware of what might present itself in the future and give them a chance to consider the zoning implications of growing and/or dispensing medical marijuana.
15. N Fogg has been in contact with Danny Bouzianis regarding the **Dunkin Donuts project**. The project is currently being bid and Mr Bouzianis plans to proceed "at the end of winter."

APPROVAL OF MINUTES

16. Approval of minutes from November 6th.

MOTION: To approve the minutes from November 6th as presented.

Made by: David Silcocks

Seconded by: Dick DesRoches

Discussion: None

Vote: 3-0-2 in favor of the motion with T Dube and C Twombly abstaining.

BOARD BUSINESS

17. The PB found that all the conditions of the **Tumbledown Family Farms** site plan had been met and signed final copies of the site plan

CORRESPONDENCE

18. A letter from the **Towle Farm Community Corporation** reminding the PB that they own the roads in the area near Towle Farm Road. N Fogg will check with the Town Administrator and Town Counsel to see what, if any, action should be taken.

PUBLIC INPUT

19. None.

SET MEETING DATE

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

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:30 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