



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
4 December 2014

Draft 12/11/14

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		Richard Sager, Town Counsel	X
David Silcocks, Member	X				
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), & Jim Miller

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. **Zoning Changes-** R Sager reviewed the three proposed zoning changes with the PB. The first change discussed was the definitions. R Sager asked about the **Boat and Marine Craft Dealer** definition and whether it allows the repair of boats and boat motors. It was noted that a car dealer would be able to service and repair cars that they have sold and this would be the same situation. A business that only wanted to be a service and repair shop would fall under another category, such a small engine repair. The PB agreed that a sales business included the repair and maintenance of what is being sold, however, to be very clear repair and maintenance was added to the description.
5. The **definition of Fuel Storage** was discussed. The intent is to allow a contractor or any business with equipment to have fuel on hand to supply said equipment. Any storage of fuel for the purpose of resale would fall under the definition of fuel storage.
6. The **definition of Office** will be put forward without any change to what was presented.

7. The proposed changes to the **Permitted Use table** were discussed. The PB tried to make sure that similar uses were allowed in similar zoning districts. The PB also was more restrictive in what business type permitted uses are allowed in the Residential-III zoning district. Many business type permitted uses were changed to only be allowed as part of a home occupation to maintain the residential atmosphere of the district. The proposed footnotes have been corrected to match the intent. The footnotes had become corrupted through the past several years of zoning changes.
8. The proposed change to **Article 16, Private Campsites**. This article has been changed several times over the past few years. R Sager noted that it appears that we have headed back closer to the original verbiage of the article. N Fogg noted that the article would require a full-time person to reasonably enforce the article and there are few problems coming to the Code Enforcement Office regarding camping in town. The compensation clause was discussed. The intent was to make sure that no property owner was becoming a campground by receiving compensation for renting sites. The definition of a Private Campsite was discussed to be left in the zoning article; however, the definition exists within the definition section of the zoning ordinance.
9. The PB reviewed the **petitioned zoning change** that N Fogg prepared to J Blackwood. The PB did not want to put the proposed zoning map change forward to the voters because it appears to only serve the one individual and does not provide any guarantee that the parcels will not be further subdivided in the future.
10. Jim Miller asked if it was even possible for the PB to recommend the petitioned warrant article since we had already decided not to put it forth to the public as part of our zoning amendments. S Royle noted that while by consensus the PB had decided not to put it forward, the PB had not taken an official action regarding the proposed amendment, but would so at a public hearing on the petitioned warrant article. D Stewart asked what it would cost to put a deed restriction on a piece of property being sold (as an alternative to the petitioned warrant article option.) R Sager noted that it would cost a few hundred dollars to add such language to a deed. Changing the zoning now does not prevent it from being changed back in the future.
11. S Royle asked for a legal update from R Sager. The Lake Forest court case had the last day of trial earlier today. A decision from the judge will be forthcoming, which would be appealable to a higher court. We are still waiting for a decision from the Stevens/Meader case. R Sager left the meeting.

PUBLIC COMMENT

12. Jim Miller spoke to the PB and thanked the board for what appeared to him to be simpler regulations. He felt that our current zoning ordinance was too restrictive and appreciated the effort to make it less restrictive. D DesRoche noted that he was probably more in favor of regulation than Mr Miller; however, he is not in favor of bad or confusing regulations. Regulations that are difficult to understand are difficult to interpret and apply fairly.

BOARD BUSINESS

- 13. N Fogg reviewed the pending **Minor Site Plan Application for Abundant Blessing Homecare** (Howland) that is scheduled for a public hearing on December 18th. The business currently operates out of the owner’s residence in Milton Mills. The Thomson’s former residence is where he plans to relocate to if the PB approves the site plan. No change to the site or exterior of the building is proposed. 3 to 5 office workers will normally work out of the office. The business has upwards of 40 employees that work in clients homes. Clients do not generally come to the office. N Fogg was unsure of what services are provided, but the service takes place in the client’s home. N Fogg consulted with S Royle regarding the type of application to ensure that it could not be considered an insignificant change of use. To be safe, and because the building is changing from a single-family residence to an office, they agreed to go with a minor site plan application.

- 14. D DesRoches noted that he had forwarded the updated **FB Environmental contract**. N Fogg had not received the email and it was very important that the contract be presented to the selectmen very soon so that the money could be encumbered for next year. D DesRoche forwarded the contract to N Fogg again.

MOTION: To encumber \$700 from the Professional Services line towards the addition of a lake data report in 2015. Note that the entire contract is for \$2,700 to update existing lakes and add Belleau Lake in 2015. \$2,000 is coming from

Made by: Tom Dube

Seconded by: David Silcocks

Discussion: None

Vote: 5-0 in favor of the motion

APPROVAL OF MINUTES

- 15. Approval of minutes from November 20th.

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

Made by: Tom Dube

Seconded by: Connie Twombly

Discussion: None

Vote: 5-0 in favor of the motion.

CORRESPONDENCE

- 16. Strafford Regional Planning has finalized their dues request for 2015. The PB has not paid dues in many years and have used Garrepy Planning Consultants since the town planner position was eliminated.

PUBLIC INPUT

- 17. None.

SET MEETING DATE

18. The next regularly scheduled PB meeting will be Thursday, December 18th.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:06 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