



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  
18 December 2014

Draft 12/18/14

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

**Also present were:** Donna Martin (videographer), Shelly Howland, Thomas Howland, Cathy Kinville, Ron Kinville, Nancy Dery, Ron Dery

**CALL TO ORDER – 7:00pm**

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

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. **Abundant Blessings Homecare Inc**, Thomas Howland, 22 Cosmar Drive, TM 180-13, owner Audrey Thompson, Minor Site Plan Review Application. Tom Howland came forward and briefly described his business which he currently operates out of his home in Milton Mills. He has outgrown operating his business out of his home. He expects that 3 to 5 employees would work out of this office. He had a staff of 40 employees who work in clients' homes. Occasionally he holds training meetings at the office for several employees, and case workers stop by for client's folders. N Fogg noted that the application was complete, fees had been paid, and the hearing was properly noticed to abutters and in the newspaper.
4. Tom Howland noted that he does not have definite plans for any renovations to the building and wanted to take this first step before he moved forward any further. N Fogg noted that he had spoken with department heads regarding the change of use. Their comments are in the planner review that he prepared for the application.

**MOTION:** To accept the application for Abundant Blessings Homecare Inc as complete.

**Made by:** Connie Twombly  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

5. S Royle opened the public hearing for input from the public. Hearing none the public input portion of the hearing was closed.
6. S Royle noted that parking for the business would not vary greatly from a family living at the home.
7. D DesRoches asked if the waiver requests could be approved with the application. It was agreed that they could.

**MOTION:** To approved the minor site plan application for Abundant Blessings Homecare Inc as complete with the 3 waivers as presented.  
**Made by:** Connie Twombly  
**Seconded by:** Doug Stewart  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

8. Zoning change for **Article 16, Private Campsites**. The Derys, in attendance, have a neighbor that does not abide to the Private Campsite ordinance. They have complained many times to town personnel and the neighbors have received little more than a 'slap on the wrist.' Mr Dery was concerned that this change would make it easier for them to get away with what they have done every summer. Ms Dery informed the PB that the neighbors are savy and pull in on Friday, after town hall is closed, and pack up on Sunday afternoon. She had been told by previous town officials and PB that she could not call the police to be impartial observers and document the illegal use. The PB noted that this board would be in favor of them using the police to document illegal activities and that they should call them for noise complaints when they are loud late into the evening.
9. S Royle noted that he did not believe that this change would make it any more difficult for the Derys to bring complaints against the neighbors. The PB also does not want to add regulations because of 'one bad apple.' The PB thanked the Derys for attending and the Derys appreciated being heard on the subject.
10. One proposed change to the revised article as presented was to change the 75 days back to the current 120 days, which was the intent of the PB. R Sager revised the proposed change from a previous ordinance and the section B (1) was listed as 75 days instead of the current 120 days allowed. N Fogg will make the change and the PB can vote on presenting the article at the January 15<sup>th</sup> public hearing.
11. Zoning change for **Article 3, Table 1, Permitted Use Table**. D Stewart noted that the PB has reviewed this change several times. He would like to make sure that a full-text copy of the proposed changes is made available at both the Deliberative Session and on Voting Day in March. The PB felt this was a good idea. It was noted that no change can be made to the text

at the Deliberative Session. Any discussion would just be to inform votes. No public was present to comment.

**MOTION:** To place the proposed amendment to Article 3, Table 1, Permitted Use on the warrant for the March Town Election as written.  
**Made by:** Connie Twombly  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

12. Zoning changes for Article 33, Definitions. The PB is proposing to add 3 new definitions: **Boat and Marine Craft Dealer; Fuel Storage; and Office.** No public was present to comment.

**MOTION:** To place the proposed amendment to Article 33, Definitions on the warrant for the March Town Election as written.  
**Made by:** Connie Twombly  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

### **BOARD BUSINESS**

13. The PB reviewed the **petitioned warrant article** to change the zoning map in the area of Perkins Hill, Acton Ridge, and Province Lake Roads from R-III to Agricultural. S Royle noted that he didn't really have any problem with the change, but the PB did not have any reason to bring it to the voters, which is why it was not put forth by the PB. N Fogg noted that the change does not guarantee that the parcels are not further subdivided in the future. J Blackwood commented that by going this direction, the current owner was not the 'bad guy.' D Stewart added that if the parcels would be less saleable with deed restrictions in place. The public hearing for the petitioned warrant article will be 15 January 2015.

### **APPROVAL OF MINUTES**

14. Approval of minutes from December 4<sup>th</sup>.

**MOTION:** To approve the minutes from December 4<sup>th</sup> as presented.  
**Made by:** Connie Twombly  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 4-0-1 in favor of the motion, with J Blackwood abstaining.

### **CORRESPONDENCE**

15. N Fogg noted that Strafford Regional Planning is seeking public input regarding an update of the Regional Master Plan. The draft copy is on the Land Use page of the Town website for review. Changes here could impact any plan determined to have regional impact.

16. The court decision has been received regarding the Steven's court case challenging the Meader PB decision. The Steven's appeal was denied. The Steven's have 30 days to appeal the decision to a higher court or it becomes final.

17. The Lake Forest case is awaiting a possible objection on or before January 8<sup>th</sup> after which it make a ruling.

**PUBLIC INPUT**

18. None.

**SET MEETING DATE**

19. The next regularly scheduled PB meeting will be Thursday, January 15<sup>th</sup>.

**ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 7:58 pm
<b>Made by:</b>	John Blackwood
<b>Seconded by:</b>	Dick DesRoches
<b>Discussion:</b>	None
<b>Vote:</b>	5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk