



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  
15 January 2015

Approved 2/5/15

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	X
Connie Twombly, Selectmen's Representative		John Blackwood	X	Richard Sager, Town Counsel	
David Silcocks, Member					
Dick DesRoches, Member					

**Also present were:** Donna Martin (videographer), Carol Jarvis, Harold Jarvis, Scott Bramer, Grace Bramer, Dino Scala, Manner Rogers, Tara Dexter, Meghan Bourgoine, Dave Mankus, Sarah Mclauchlin

**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 D DesRoches and D Silcocks.

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. **Meyer's Masonry Building**, Manny Rogers, 27 Meadow Street, TM 179-133, owned by the Meyers. Mr Rogers is considering a purchase of the property. He would continue to rent the two offices in the front of the building and would store his personal WW-II vehicles in the rear portion of the building where Meyer currently stores masonry vehicles, equipment, and supplies. His collection is currently stored in Mass. He lives on Great East Lake and would like to relocate his collection closer to his residence. He does not work on the vehicles and keeps the storage area very clean. J Blackwood has been to his garage in Acton and confirmed the cleanliness. The building would not be open for tours.
4. N Fogg noted that he had spoken with the police and fire departments. The police had no comments. The fire department would like to review the fire rating of the wall between the proposed uses to ensure an adequate fire rating and would like to see a central fire alarm on the property. The fire department issues would be addressed as part of a certificate of occupancy.

5. The PB agreed by consensus that there was no real change of use and therefore did not need to review the project based upon what was presented to the PB.

## **PUBLIC HEARINGS**

6. **Learning with Love Daycare**, Tara Dexter, 16 Windy Hollow Road, TM 163-1, owner Scott and Grace Bramer, Minor Site Plan Review and Conditional Use Permit Applications. Tara Dexter came forward and explained that St John's was closing the building where the daycare is currently located and she has been searching for a new location. She has a tentative agreement with the Bramers to relocate the daycare to the former candy store. This is and will continue to be a state licensed daycare facility.
7. The only changes to the site would include a fenced in area behind the building for an outdoor play area. Some interior renovations would be done, including adding bathrooms.
8. Ms Dexter noted that she is approved for 24 children with 3 staff.

**MOTION:** To accept the minor site plan and conditional use permit applications for Learning with Love Daycare as complete.  
**Made by:** Tom Dube  
**Seconded by:** Doug Stewart  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

9. S Royle opened the public hearing for input from the public. Meghan Bourgoine spoke in favor of the proposal. There is a great need for daycare facilities in town. If this daycare is closed, parents will be forced to use out of town daycare facilities.
10. S Royle closed the public input portion of the hearing.
11. N Fogg noted that he had spoken with the police and fire departments as well as NHDOT. The police noted that the exterior lighting was adequate and had no further comments. The fire department would like to review how much space is required per child and would like to see a central fire system. Ms Dexter noted that she would need fire department approval to receive her daycare license from the state. Mr Bramer noted that the building had been completely gutted in 2007 and electric and plumbing were brought up to code. NHDOT had contacted the planning department to ensure that the daycare would continue to use Windy Hollow Road and not have direct access from Route 16. N Fogg confirmed to DOT that access would continue from Windy Hollow Road.
12. S Royle reviewed the 8 criteria required by a Conditional Use permit. The PB agreed that the proposal met the first 7 criteria and that criteria for a boat launch facility was not applicable.
13. N Fogg noted that his review indicated that the applications could be approved if the PB felt that the three waivers could be approved. The waiver request for Sections 3.00, 4.00, & 5.00 could be waived and that most of the required information was contained on the original 2007 site plan and no significant change to the site was being proposed.

**MOTION:** To approve the minor site plan and conditional use applications for Learning with Love Daycare with the 3 waivers as presented.  
**Made by:** Doug Stewart  
**Seconded by:** John Blackwood  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

14. S Royle opened the public hearing for the proposed zoning change for **Article 16, Private Campsites**. N Fogg noted that he did not like the way the article on the warrant was worded and requested that the word "relaxes" be changed to "simplifies." Dave Mankus noted that he felt that allowing Private Campsites to be allowed again in the R-II (Shorefront) zone promotes overuse of the lakes by essentially allowing more than one family to use the waterfront on each waterfront lot. N Fogg noted that most private campsites in town have not come in for permits in the past, most make reasonable use of their waterfront property, and strict enforcement of the ordinance would be a full-time job to monitor actual days of usage. There have only been a couple of complaints in the past couple of years and we should not make rules that take away the rights of the majority to enjoy their property just to try to control the few problems. S Royle closed the public hearing.

**MOTION:** To change the wording of the Private Campsite Warrant Article to read "Amendment removes the requirement for a permit and simplifies the requirements for a private campsite on a parcel."  
**Made by:** Doug Stewart  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

**MOTION:** To place the proposed amendment to Article 16, Private Campsites on the warrant for the March Town Election as amended.  
**Made by:** Tom Dube  
**Seconded by:** John Blackwood  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

15. S Royle opened the public hearing for the **petitioned warrant article** to rezone the area near Perkins Hill, Acton Ridge, and Province Lake Roads from the Residential-III to the Agricultural zoning district. The PB has discussed this several times and did not have a reason to propose the change themselves; however, no one has any real problem with the proposed amendment. N Fogg noted that changing the zoning district does change the area from three acre to five acre parcels, but this does not guarantee that the zone is not changed back again in the future thus defeating the stated purpose of the change to protect the area from over-development. J Blackwood noted that he does not like that the town has to purchase winter sand from out of town/state and that the only place the earth excavation is permitted is the Agricultural zoning district. It was noted that this area may or may not be suitable for that type of use. The PB noted that not recommending the petitioned warrant article was almost a kiss of death for the article and no members have a real problem with changing the zone. S Royle closed the public hearing. The PB cannot decide whether or not to place the petitioned warrant article on the

ballot, but only whether or not to recommend the article. M Garrepy provided the RSA to review how to proceed with the recommendation vote.

**MOTION:** To place the words "Recommended by the planning board by a vote of \_ to \_" on the proposed petitioned warrant article.  
**Made by:** Tom Dube  
**Seconded by:** Doug Stewart  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

## **BOARD BUSINESS**

16. The PB reviewed the draft version of the proposed Development Regulations, which would replace and combine the existing Site Plan and Subdivision Regulations. M Garrepy and Sarah Mclauchlin presented a copy of the table of contents with references back to the sections of our existing regulations. The draft is approximately half the number of pages of our current regulations, due in part to the duplication between the two regulations being combined into one, such as application procedures, stormwater & erosion control.
17. T Dube mentioned that several articles had "purpose" sections that were redundant and he felt came across as negative. He would like to see a balance of what can be done in addition to what is being controlled/ restricted. It was discussed that the current site plan regulations jump very quickly to a major type of application. We have seen several applications recently where many items had to be waived. The PB wants to make sure that the new regs have several levels of review and that the required steps increase with each level. M Garrepy noted that the PB can give the Planning and/or code officer greater ability to approve simple changes of use type applications. M Garrepy took notes on the requested changes and will provide a revised regulation in February for review in March. The PB overall likes the new regs and wants to make sure that they are usable and helpful to applicants.

## **APPROVAL OF MINUTES**

18. Approval of minutes from December 18<sup>th</sup>.

**MOTION:** To approve the minutes from December 18<sup>th</sup> as presented.  
**Made by:** Doug Stewart  
**Seconded by:** Steve Royle  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

## **CORRESPONDENCE**

19. None.

## **PUBLIC INPUT**

20. None.

**SET MEETING DATE**

21. The next regularly scheduled PB meeting will be Thursday, February 5<sup>th</sup>.

**ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 9:48 pm
<b>Made by:</b>	Doug Stewart
<b>Seconded by:</b>	Tom Dube
<b>Discussion:</b>	None
<b>Vote:</b>	4-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk