



**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  
5 February 2015

Draft 2/9/15

<b>MEMBERS</b>		<b>ALTERNATES</b>		<b>OTHERS</b>	
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		John Blackwood		Richard Sager, Town Counsel	
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.

**BOARD BUSINESS**

4. The PB continued their review the **proposed Development Regulations**, which would replace and combine the existing Site Plan and Subdivision Regulations. M Garrepy has provided a second draft with changes from the January 15<sup>th</sup> meeting. The second draft is dated 2/1/15.
5. N Fogg noted that he had read the first three section of the new ordinance and was comfortable with them. The PB reviewed the Purpose statement and while it is an improvement over the first draft the group agrees that we should use the purpose from the Zoning Ordinance which is very simple and to the point.
6. D DesRoches noted that the Storm water Runoff and Erosion Control sections were not the same as what had been recently added to the existing regulations and had in fact been reduced to 2 or 3 sentences. He was very concerned that we were losing the hard work that had been put into the currently regulations when those two sections were rewritten by Forest Bell

Environmental. The PB felt that while changes to sections are probably necessary, we as the PB need to be aware of what has been added and deleted to make sure that the changes reflect the goals of the Master Plan and provide for safe and organized development in Wakefield. The PB discussed what qualifies for the different categories of site plan review. The current rules place most applications in the major category. The PB considered going with a percent increase of building area or lot coverage, but after careful consideration decided to raise the square footage that triggers a major review.

7. Home Enterprise- need to add that in addition to the home enterprise section of the zoning ordinance, the existing application criteria and requirements must also be considered. The PB will continue the review of other sections at future meetings.

### **APPROVAL OF MINUTES**

8. D Stewart was seated for D DesRoches.
9. Approval of minutes from January 15<sup>th</sup>.

**MOTION:** To approve the minutes from January 15<sup>th</sup> as presented.  
**Made by:** Tom Dube  
**Seconded by:** Steve Royle  
**Discussion:** None  
**Vote:** 3-0-1 in favor of the motion, with D Silcocks abstaining.

### **CORRESPONDENCE**

10. None.

### **PUBLIC INPUT**

11. None.

### **SET MEETING DATE**

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

### **ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:55 pm  
**Made by:** Dick DesRoches  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Code Enforcement Officer  
Land Use Clerk