



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
5 March 2015

Draft 3/6/15

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		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	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.

CONCEPTUAL HEARINGS

4. None.

BOARD BUSINESS

5. The PB considered a request to **extend the Conditional Approval for Oracle Enterprises** (Danny Bouzianis.) The attorney for Bouzianis had brought the need for an extension to N Fogg's attention earlier in the day. The PB and N Fogg agreed that their understanding was that they had one year to complete the conditions. Two of four conditions have been completed (both the State and Town driveways permits.) The septic approval has been applied for but has not been received. A letter of credit is in the works. A review of the Site Plan regs states a 6-month time frame for conditional approvals. The PB wants to review the timeline and perhaps extend it to one year if there is no conflicting RSA.

MOTION: To approve a 6-month extension to the Conditional Approval for Oracle Enterprises, 24 Main Street, TM 240-7 & 8
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

6. The PB discussed the draft of the proposed Land Use Regulations that combine the Site Plan and Subdivision Regulations into one document. The PB wants to have a better understanding of the new regulations and any changes from the existing regulations contained within them. N Fogg will contact M Garrepy to push back the next meeting to discuss the new regulations until one of the April meetings. N Fogg will check with the Land Tech, Fox Survey, Norway Plains, and White Mountain Survey to see if they have any input towards the new regulations.

APPROVAL OF MINUTES

7. Approval of February 19th minutes tabled until the next meeting.

CORRESPONDENCE

8. None.

PUBLIC INPUT

9. None.

SET MEETING DATE

10. The next regularly scheduled PB meeting will be Thursday, March 19th.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:45 pm
Made by: Connie Twombly
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk