



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
2 April 2015

Draft 4/9/15

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

Also present were: William Moriarty, Charlene Moriarty, Jim Miller, Donna Martin (videographer.)

CALL TO ORDER – 7:00pm

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. Alternate Doug Stewart is seated for Member Silcocks.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. None.

PRELIMINARY CONCEPTUAL HEARINGS

4. Moriarty, **Mobile Marine**, TM 182-14, to reopen bait and boat supply retail store. Per PB regulations Minor Site Plan Review is required. However, no change is proposed. S Royle invited William & Charlene Moriarty to the table for discussion. The Moriarty's have owned and operated Mobile Marine for 27 years. Recently they purchased the property across the street from their current location enabling a "storefront" to sell bait, tackle supplies, marine supplies and products, plus some smaller boats to enhance their customer base. They are requesting the Board to allow the same usage. S Royle cited the business was there prior to zoning (1970's). NF stated the property is pre-existing, non-conforming. NF clarified that a letter sent to him from the Moriarty's with previous use/history, their intended use, hours of operation for the baseline and documentation for the file.

MOTION: To approve NF to issue an approval for Moriarty.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion.

BOARD BUSINESS

5. Election of Officers ensued:

MOTION: To elect Stephen Royle, Chair.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0

MOTION: To elect Tom Dube, Vice-Chair.
Made by: Dick Desroches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0

MOTION: To recommend to the selectmen that they reappoint Doug Stewart, Alternate for 3 year term.
Made by: Connie Twombly
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0

6. The PB continued their review of the **proposed Development Regulations**. M Garrepy explained that some sections were redundant and can be found in the zoning regulations or the RSA states the purpose. DD (Site Plan) and DS (Sub-Division) compared current and proposed regs, prepared documents, and have questions. NF offered to compile this paperwork along with any other board members questions or concerns and will email the compilation to M Garrepy. CT noted the Wakefield Water Precinct is legally known as the Sanbornville Water Precinct. M Garrepy is prepared to meet with the Board to review the Site Plan and Sub-division Regulations finalizing them with the ultimate goal of a Public Hearing.

7. NF heard from Norway Plains who had three issues: 1) Drainage: which has been added, 2) Medical Offices: 5 spaces per Dr. or 1 space per 100 square feet whichever is greater or a reduction in size, 1 space per 200 square feet, 3) parking aisle with minimum: 2-ways aisles are 22 – 24' in width, 1-way is 18', or 16' with parking stall angled. Bryan Berling's comment pertained to the difficulty when doing subdivision or site plan – generally found it difficult to navigate for one application or the other.

8. NF gave an update on the Water Quality Report. A red dot will change the word "Declining" to "Degrading". Much discussion followed. NF proposed that the Board compile a 1 page double sided document for each lake summarizing how many projects have been done, lake facts, water

quality, some pictures, and an explanation of oligotrophic. The cost of compiling this information in report form for the six lakes (Lovell, Great East, Horn Pond, Lake Ivanhoe, Province and Pine River Pond) would be \$700.

MOTION: To amend contract utilizing \$700 for production of 1-page fact sheet for each lake.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

9. Discussion continued concerning other data bases and costs such as Winnepesaukee \$35,000; Long Creek Water Shed Management District \$7,300 per year with anticipated costs of \$20 – \$23,000. These data bases would include interactive maps, etcetera and are more user friendly than the spreadsheet. This is on the Board wish list!

10. NF received a phone call today concerning potential subdivision of 10 acre or larger lots. What would the requirements be? Topo maps for entire lot? Board will require Boundary survey for entire lot, prove buildable area on each 10⁺ acre lot, and USGS maps for remainder.

APPROVAL OF MINUTES

11. Approval of minutes from March 5th.

MOTION: To approve the minutes from March 5th as presented.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: Doug Stewart abstained due to absence
Vote: 4 in favor of the motion, 1 abstain.

CORRESPONDENCE

12. None.

PUBLIC COMMENT

13. Jim Miller has returned from vacation. He asked for clarification from the Board on their recommendation of the warrant article for a zoning change presented by petition. Discussion followed. He also asked if the Subdivision and Site Plan Regulation documents that the Board is currently working on are available on-line for citizens to read.

SET MEETING DATE

14. The next regularly scheduled PB meeting will be Thursday, April 16th.

ADJOURNMENT

MOTION: To adjourn the meeting at 9:02 pm.
Made by: Connie Twombly
Seconded by: Tom Dube
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk

Nrf/cl