



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
16 April 2015

Draft 4/23/15

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

Also present were: 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 Tom Dube until his arrival.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. None.

PRELIMINARY CONCEPTUAL HEARINGS

4. **Home Based Enterprise expansion discussion, Lance & Shirley Moulton, 2106 Wakefield Road, TM 179-51, Lake View Marble and Granite.** Relf Fogg came forward to explain what the Moulton's would like to do on their parcel. He is currently on site installing additional parking/ storage area with an approved wetland application. They currently operate a business out of their home. The business previously received approval through the planning board as a home based enterprise. The Moultons would like to add a building to house a new piece of granite processing machinery. The machinery would automate the process. The owner installed 2 septic tanks in series to remove grindings prior to release with onsite runoff with the initial approval. The new building will meet the side setback according to R Fogg's measurements. The addition to the building will be 1,696 square feet. Relf Fogg noted that he planned to add to the wetland permit plan to show the location of the proposed building.

5. The PB noted that although this is still a home based business it must go through a major site plan review. They can ask for the PB to waivers as necessary. The PB's main concerns are that adequate treatment of the water used in the milling machine is accomplished. The PB would like to see the manufacturer's specifications for treatment. The PB is also concerned with any additional impervious area being treated prior to entering the stream that bisects the property.
6. The PB also questioned the use. General consensus was that this is a home industry, which is not a permitted use in the village residential zone. N Fogg noted that this is a legally existing business and under The Zoning Ordinance, Article 25 (B)(1)(b) allows for the natural expansion of an existing non-conforming business. Relf Fogg explained that this is only a change in how the material is processed. The proposed building will house a new piece of equipment that will add automation to the process. The new equipment will produce less dust and less noise than the current process.
7. D Silcocks left during the discussion for a fire alarm call.

BOARD BUSINESS

8. The **PB signed the Dunkin Donut site plans**. The plan was conditionally approved in July 2014 and conditions of approval have been met.
9. The **PB signed the Great East Dock Route 16 site plans**. The plan was conditionally approved in November 2013 and was then appealed to the ZBA and superior court. The appeal ended in the developer's favor and was not appealed to a higher court. N Fogg will research the actual approval to see if boat storage, which is part of phase one; will be grandfathered for phase 2, or whether a variance will be required to add boat storage without a home-business in phase 2.
10. The PB discussed the draft of the new Development Regulations. D DesRoches and D Stewart prepared comparisons of the new and old regulations to see what has been added and/or deleted compared to the existing regulations. The PB began discussing the changes, but wanted to hear from Mike Garrepy believing that many of the changes likely have simple explanations. N Fogg was asked to check with M Garrepy about the location of definitions and possibly have all definitions in the zoning ordinance.
11. N Fogg noted that he was informed that the PB approves their alternates rather than the selectmen. N Fogg asked the PB to approve D Stewart as a PB alternate.

MOTION: To approve Doug Stewart as an alternate to the planning board for a term of 3 years.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None.
Vote: 4-0 in favor of the motion.

APPROVAL OF MINUTES

12. Approval of minutes from February 19th.

MOTION: To approve the minutes from February 19th.
Made by: Tom Dube
Seconded by: Doug Stewart
Discussion: None.
Vote: 4-0 in favor of the motion.

13. Approval of minutes from April 2nd.

MOTION: To approve the minutes from April 2nd as presented.
Made by: Tom Dube
Seconded by: Doug Stewart
Discussion: None.
Vote: 4-0 in favor of the motion.

CORRESPONDENCE

14. N Fogg mentioned the Planning and Zoning conference being held Saturday, May 2nd. D DesRoches noted that he planned on attend.

15. N Fogg noted that he expected a boundary line adjustment to be submitted for the May 7th PB meeting.

BOARD BUSINESS

16. N Fogg noted that the PB needed to re-approve D Stewart as an alternate to the planning board. The nomination is approved by the PB and does not go to the board of selectmen for approval.

PUBLIC COMMENT

17. None.

SET MEETING DATE

18. The next regularly scheduled PB meeting will be Thursday, May 7th.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:45 pm.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 4-0 in favor of the motion

Respectfully submitted,
Nathan Fogg
Code Enforcement Officer
Land Use Clerk