



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  
7 May 2015

Draft 5/8/15

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	X	John Blackwood	X	Richard Sager, Town Counsel	
David Silcocks, Member					
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 John Blackwood was seated for Member David Silcocks.

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. Boundary Line Adjustment Plan Application submitted for Timothy & Jeneen Brackett, 425 Brackett Road, Tax Map 186, Lot 7 and John & Patricia Brackett, 429 Brackett Road, Tax Map 186, Lot 8. N Fogg noted that the fees had been paid and proper notification was published.

**MOTION:** To accept the Boundary Line Adjustment Application for Timothy & Jeneen Brackett & John & Patricia Brackett on Tax Maps 186-7 & 186-8.

**Made by:** Dick DesRoches

**Seconded by:** Connie Twombly

**Discussion:** None.

**Vote:** 5-0 in favor of the motion.

4. Kerry Fox of Fox Survey Company was invited to approach the Board with the plan showing the proposed change for the boundary line between the two properties. 4+ acres will be added to Timothy & Jeneen's property. 4+ acres will be taken away from John & Patricia's property. The plan calls for a 75' "buffer area" (50' needed) which will provide a "flag" access to the property. N Fogg suggested a 50'x75' parcel be created as a Right-of-Way that would not be taxed

instead of the easement. The PB did not feel that was necessary in this case and that the existing easement was adequate.

5. S Royle opened and closed the public hearing as public was present.

**MOTION:** To approve Boundary Line Adjustment for Timothy & Jeneen Brackett and John & Patricia Brackett on Tax Maps 186-7 & 186-8.  
**Made by:** Dick DesRoches  
**Seconded by:** Connie Twombly  
**Discussion:** Conditions for approval by Board. Set pins and label on recordable plan.  
**Vote:** 5-0 in favor of the motion.

### **PRELIMINARY CONCEPTUAL HEARINGS**

6. None.

### **BOARD BUSINESS**

7. Mike Garrepy is making progress with D DesRoches and D Stewart's comparisons/comments. The Board is requesting to have the changes one week before meeting with M Garrepy for time to read and suggest any other changes.
8. N Fogg referred to the Zoning Map discrepancies that have recently been discovered. In 2006 the town adopted the text, permitted use charts and the zoning map. The map has been updated every year. No one is sure when these discrepancies appeared. 1) Residential II Zone on Willey Rd. T Dube recalled that property owners did not want their property located in the Agricultural Zone (5 acre min) and asked to be zoned Residential III (3 acre min). N Fogg disagreed with Residential III zoning; believes it is Agricultural. 2) 500' Buffer Zone on Great East Lake (Spencer-Smith, Bancroft properties). T Dube stated he recalled a Deed Restriction was placed on the property in question. N Fogg will verify with property owner. 3) Union Village (southern part) Residential I and III (below Chapel St). J Blackwood recalled the entire village was zoned Business/Commercial. Change occurred for property owner needing financing. N Fogg is fairly sure that the village should be zoned Residential I. Mapping error, N Fogg will direct mapping company to change at no charge. If the areas are not zoned as intended a vote from town to change the zone will be required.
9. N Fogg spoke to the Board concerning how to deal with Historic buildings in Town (not located in the Historic District) for Preservation or commercial development. The Board could require a report from an Architectural Historian. Other possibilities were discussed. The Board would like to consult with Mike Garrepy.
10. Connie Twombly would like to state for the record there is no apartment being built over the Dunkin Donuts in Union.
11. Dick DesRoches attended the recent Planning Conference and was fascinated by the fact that the oldest average age of the US population live in Northern New England (ME, NH, and VT). He questioned how does this effect housing, (families, medical, etc.) in our towns, cities, and these three states in particular.

## **APPROVAL OF MINUTES**

12. Approval of minutes from April 16<sup>th</sup>.

**MOTION:** To approve the minutes from April 16<sup>th</sup>.  
**Made by:** Dick DesRoches  
**Seconded by:** Tom Dube  
**Discussion:** Connie Twombly abstained.  
**Vote:** 4-0 in favor of the motion.

## **CORRESPONDENCE**

13. None.

## **PUBLIC COMMENT**

14. Jim Miller commented that there is a document in the Master Plan that addresses the Historic buildings; why revisit? Code requirements are increasing costs for property owners and their projects.

## **SET MEETING DATE**

15. The next regularly scheduled PB meeting will be Thursday, May 21<sup>st</sup>.

## **ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:12 pm.  
**Made by:** Dick DesRoches  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

Respectfully submitted,  
Cheryl Labrie