



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
21 May 2015

Draft 5/28/15

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

Also present were: Austin Turner, Pam Wiggin, Phil Twombly, John Kenney, Andrew Comollo, John Scribner, Peter Brown, Donna Martin (videographer.)

CALL TO ORDER – 7:00pm

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

PUBLIC COMMENT

- None.

PUBLIC HEARINGS

- None.

PRELIMINARY CONCEPTUAL HEARINGS

- Linsciotti Development's Austin Turner, Andrew Comollo, and John Scribner approached the Board with Conceptual Plans for a Dollar General retail store. The proposed site location is 138 Meadow Street, TM 180-103, also known as the 'Sanborn House'. The proposed design for the Dollar General retail store includes a 9000 square foot flat roofed building, 30+ parking spaces located at front of building, corner building entry toward Forest Street, loading/unloading platform at far side of building (away from vehicle/ pedestrian traffic), and a good central location.
- NHDOT has been contacted. Regarding a driveway permit and would like the entrance to be off from Forest Street. The PB had differing opinions on whether the access should be off Meadow

Street. The PB would like input with NHDOT. N Fogg mentioned that especially because of the pedestrian traffic headed to and from the Paul School, a sidewalk should be part of the plan regardless of where the entrance is located.

6. Chair S Royle questioned the appearance especially from the front, "How does it fit/match the architecture of surrounding buildings?" D DesRoches believes the base zoning district of Village/Residential should be seriously considered as part of Dollar General's criteria and focus for designing a building in order to acquire the Board's approval. Planning Consultant Mike Garrepy offered to meet with Dollar General's architectural design team to develop a building incorporating the unique blend of village architecture and town character. Chair Pam Wiggin (Heritage Commission, Historic District citizen) feels very strongly concerning 1) preservation of the building and 2) the heavy pedestrian traffic along Forest Street. Philip Twombly suggested other parcels for sale located in Wakefield that would not require the removal of a historic building; one site even has all permits in place to begin building! Peter Brown (Heritage Commission, Historic District citizen) suggested checking the McDonald's Restaurant in Freeport ME as a building keeping the character of a town while fulfilling the requirements of a business. It was noted that using the existing building as the front of their building would go a long way towards satisfying any concerns about the Sanborn House. Removal of the building should be a last resort. T Dube noted that the existing building could be repositioned and even lowered to make it work better with the site.
7. The Board is not opposed to any retailer coming into town – it wants to keep and to require whatever is necessary to preserve the historic character and buildings in the villages of the Township of Wakefield. Mr Turner, Mr Comollo, and Mr Scribner thanked the Board and audience members for their comments, information, and time.

BOARD BUSINESS

8. Mike Garrepy is making progress with D DesRoches and D Stewart's comparisons/comments. He will forward his response to the PB.
9. N Fogg noted that Meyer's Site Plan is on the agenda for June 4th. The site walk will begin at 6:15pm.

APPROVAL OF MINUTES

10. Approval of minutes from May 7th.

MOTION:	To approve the minutes from May 7 th as written.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None.
Vote:	5-0 in favor of the motion.

CORRESPONDENCE

11. None.

PUBLIC COMMENT

12. None.

SET MEETING DATE

13. The next regularly scheduled PB meeting will be Thursday, June 4th. There will be a site walk at the proposed Meyer site beginning at 6:15pm.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:07 pm.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Cheryl Labrie