



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  
18 June 2015

Approved 7/2/15

<b>MEMBERS</b>		<b>ALTERNATES</b>		<b>OTHERS</b>	
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		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. Alternate John Blackwood was seated for Member Dick DesRoches.

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. None.

**PRELIMINARY CONCEPTUAL HEARINGS**

4. None.

**BOARD BUSINESS**

5. Development Regulations were discussed. A public hearing has been scheduled for July 2<sup>nd</sup>. The PB discussed whether or not all 100 year old buildings should be preserved. Also all of the comments/questions presented to M Garrepy by the PB have not been addressed to date. The comments/questions relate to differences between our existing site plan and subdivision regulations and the proposed development regulations. N Fogg presented a small change to

the Architectural Design section of the Development Regulations. The PB discussed options on how to proceed. Whether to try to adopt the whole proposed Development Regulations or add something to the existing Site Plan regulations. N Fogg will check as to when the new regulations become effective. The PB will hold the public hearing on July 2<sup>nd</sup>, but may quickly table the proposed regulations if the comments/questions have not been answered to the PB's satisfaction.

6. N Fogg will run the proposed change to Development Regulations, Architectural Design 6.04.3[F] by R Sager and will also ask when new regulations become effective. (At posting of hearing, at hearing, or at adoption.)
7. N Fogg noted that Forrest Bell Environmental will have the changes and lake summary sheets delivered by the July 4<sup>th</sup> weekend.

### **APPROVAL OF MINUTES**

8. Approval of minutes from June 4<sup>th</sup> was tabled

### **CORRESPONDENCE**

9. N Fogg reminded the PB of the upcoming "Landscaping for Healthy Lakes" workshop coming up on June 27<sup>th</sup> at the Greater Wakefield Resource Center (GWRC) from 9 until lunch time. T Dube noted that he would be installing rain gardens at the GWRC for the building's roof drains to provide a couple of examples for participants to view.

### **PUBLIC COMMENT**

10. None.

### **SET MEETING DATE**

11. The next regularly scheduled PB meeting will be Thursday, July 2<sup>nd</sup>.

### **ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 8:33 pm.
<b>Made by:</b>	David Silcocks
<b>Seconded by:</b>	Connie Twombly
<b>Discussion:</b>	None
<b>Vote:</b>	5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg