



**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 July 2015

Approved 7/16/15

<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	John Blackwood		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith	X	Richard Sager, Town Counsel	
David Silcocks, Member	X				
Dick DesRoches, Member	X				

**Also present were:** Donna Martin (videographer), John Boucher, Charlie Karcher, and Jamie Hendrickson.

**CALL TO ORDER – 7:00pm**

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance.

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. **Boucher Subdivision Application**, TM 205-2, 6-lot subdivision, 1991 Lovell Lake Road and Oak Hill Road. Chairman Royle opened the public hearing. Charlie Karcher from Norway Plain Survey & Engineering Associates introduced himself and John Boucher. Mr Karcher reviewed the plan on the wall with the overhead projector. He noted what was being applied for and how it differed from the previous plan that had received conditional approval back in 2010. 2 lots will have frontage on Lovell Lake Road, including the existing house at 1991 Lovell Lake Road. A NHDOT driveway permit has been applied for but has not received approval to date. Mr Karcher noted that the driveway sight distance meets the state criteria and should be approved. 4 lots will have frontage on Oak Hill Road. The test holes from the previous subdivision were located where they could be reused for this new subdivision.
4. N Fogg noted that he had spoken with the Police Chief, who had no concerns. He also spoke with the Fire Department, who had the same requirements as the previous subdivision: install a cistern on the property or require that the residences contain a sprinkler system. Mr Karcher confirmed that Mr Boucher would require sprinkler systems.

5. T Dube asked if the application was complete. N Fogg confirmed that it was and that proper notices have been sent to abutters and ran in the newspaper.

**MOTION:** To accept the subdivision application as complete.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

6. Chairman Royle opened and closed the public input portion of the hearing. No one spoke for or against the application.
7. The PB asked how the sprinkler requirement would be noted. Mr Karcher stated that there was a note on the plan. The PB agreed that verbiage needed to be placed in the deed also and that the reference to the cistern on the plan should be removed.
8. The PB reviewed the waiver request for subdivision regulation 3.05 E & H, relating to the shape of the parcels.

**MOTION:** To approve the waiver of 3.05 E & H.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

9. T Dube reviewed the conditions that would be required:
  - a. Received NHDOT driveway permit for the new parcel with access onto Lovell Lake Road
  - b. Set the property corners and revise plan
  - c. Remove reference to the cistern on the plans
  - d. Provide reference to the sprinkler requirement in the deeds

10. The PB discussed a motion to approve the subdivision.

**MOTION:** To conditionally approve the 6-lot Boucher subdivision with the 4 conditions listed in #9 above.  
**Made by:** Tom Dube  
**Seconded by:** David Silcocks  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

11. **Proposed Development Regulations** public hearing. M Garrepy had provided a revised version of the development regulations earlier in the day. The PB thoroughly reviewed the new draft to check for the requested additions and corrected that had been requested from the work session on 6/29 and previous reviews. Several mostly minor changes were made to the draft. The PB felt fairly confident that the requested changes had been adequately addressed. N Fogg will make the requested changes and return the draft to M Garrepy for final clean up.

12. A public hearing for the proposed development regulations is scheduled for July 16<sup>th</sup>. Public notice is scheduled to run in Fosters and the final draft will be available online and in the town clerk's office on Monday.

### **PRELIMINARY CONCEPTUAL HEARINGS**

13. None.

### **BOARD BUSINESS**

14. N Fogg noted that postage rates have increased. The last time the PB changed fees they allowed for a future automatic increase in fees to cover increases, so no action by the PB was necessary
15. C Twombly noted that she had spoken to an individual from Seabrook and they had created a commercial zone along Route 1 for businesses. She felt that we should review what Seabrook has, speak with their planning department to see how they liked the outcome and that we should consider something similar in Wakefield. S Royle noted that we have tried several changes to Route 16 in the past without success. N Fogg noted that there has been an effort to keep business off from Route 16 to keep traffic coming into Sanbornville and other village areas in town.
16. N Fogg noted that the engineers for Lisciotti Development had been in contact to obtain the PB deadline for an August 6<sup>th</sup> public hearing.

### **APPROVAL OF MINUTES**

17. The minutes from 16 June 2015 were reviewed and discussed.

**MOTION:** To approve the minutes from 16 June 2015 as printed.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 4-0-1 in favor of the motion, with David Silcocks abstaining

18. The minutes from 29 June 2015 work session were reviewed and discussed.

**MOTION:** To approve the minutes from 29 June 2015 as printed.  
**Made by:** Connie Twombly  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 3-0-2 in favor of the motion, with David Silcocks and Tom Dube abstaining

### **CORRESPONDENCE**

19. None.

**PUBLIC COMMENT**

20. None.

**SET MEETING DATE**

21. The next regularly scheduled PB meeting will be Thursday, July 16<sup>th</sup>.

**ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 8:26 pm.
<b>Made by:</b>	Tom Dube
<b>Seconded by:</b>	David Silcocks
<b>Discussion:</b>	None
<b>Vote:</b>	5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg