



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
TELEPHONE 603.522.6205 X 308 FAX 603.522.2295

MINUTES OF THE PLANNING BOARD MEETING
16 July 2015

Approved 9/3/15

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Richard Sager, Town Counsel	
David Silcocks, Member					
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), and Matt Ridder (boyscout.)

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. **Proposed Development Regulations** public hearing. The minor changes requested by the PB at the July 2nd public hearing were made and final draft posted online and in the Town Clerk's office by July 6th. Public notice ran on July 6th for the July 16th public hearing.
4. All PB members present agreed that the requested changes had been made and the July 6th draft (edited for formatting on July 9th) was ready to be approved to replace the existing Site Plan and Subdivision Regulations.
5. Chairman Royle opened the floor for public input. Hearing none he closed the public input portion of the hearing.

MOTION: To adopt the July 9th draft of the Development Regulations to replace the existing Site Plan and Subdivision Regulations in their entirety.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

PRELIMINARY CONCEPTUAL HEARINGS

- 6. None.

BOARD BUSINESS

- 7. The PB discussed the final payment to Mike Garrepy for preparing the adopted Development Regulations.

MOTION: To make the final \$2,000 payment to Mike Garrepy for preparing the Development Regulations.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion

- 8. N Fogg presented a copy of the Boundary Line Adjustment for Creighton that will be a public hearing on July 6th. The Creighton’s received a variance to allow their parcel to become more non-conforming with this boundary line adjustment. The PB agreed that there was no need for a site walk before the public hearing.
- 9. No site plan application has been received to date for a Dollar General store.
- 10. N Fogg noted that he had approved the reopening of 87 Wentworth Road as a farm stand. His decision was based upon the fact it had previously been a farm stand and that Agricultural uses are exempt from site plan review.

APPROVAL OF MINUTES

- 11. The minutes from 2 July 2015 were reviewed and discussed.

MOTION: To approve the minutes from 2 July 2015 as printed.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

CORRESPONDENCE

- 12. N Fogg shared the Emerald Ash Borer alert that was received today. There is currently no infestation in Carroll County, however, other NH counties are affected and precautions are recommended for all types of wood products.

PUBLIC COMMENT

- 13. Matt Ridder told the PB that he was attending a public meeting and that he was hoping to be an Eagle Scout candidate in the future.

14. D DesRoches noted that he would not be in attendance at the August 6th PB meeting.

SET MEETING DATE

15. The next regularly scheduled PB meeting will be Thursday, August 6th.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:21 pm.
Made by:	Connie Twombly
Seconded by:	Tom Dube
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg