



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
6 August 2015

Approved 9/3/15

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

Also present were: Donna Martin (videographer), John Creighton, Jeff Farrin, and Kerry Fox.

CALL TO ORDER – 7:00pm

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. John Blackwood was seated for Dick DesRoches.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. **Boundary Line Adjustment Application** public hearing for Creighton and Farrin. 113 & 121 Olde Pine Road. Chairman Royle opened the public hearing.
4. Kerry Fox explained the need for the boundary line adjustment to place an encroaching deck on the correct property. The small triangular piece of land is 374+/- square feet in size and will be adjusted from the Creighton's parcel to the Farrin's parcel. Fox Survey has already placed the required monuments. N Fogg noted that the public hearing had been properly noticed and abutters notified.

MOTION: To accept the boundary line adjustment application as complete.
Made by: Tom Dube
Seconded by: John Blackwood
Discussion: None
Vote: 4-0 in favor of the motion

5. Chairman Royle opened and closed the public input portion of the hearing with no public input being given.
6. The PB reviewed with MR Creighton and Mr Farrin that a deed must pass from Creighton to Farrin before the boundary line adjustment is complete. The deed should reference the recorded boundary line adjustment plan. Mr Fox noted that he would record the plan on Friday, August 7th. N Fogg asked that the PB be given a copy of the recorded plan.

MOTION: To approve the boundary line adjustment application as presented.
Made by: John Blackwood
Seconded by: David Silcocks
Discussion: None
Vote: 4-0 in favor of the motion

PRELIMINARY CONCEPTUAL HEARINGS

7. None.

BOARD BUSINESS

8. The PB discussed the one page (2-sided) fact sheets prepared by Forrest Bell Environmental, which were prepared as an addition to the Lake Water Quality Report. The only change to be requested is that the "Watershed Efforts" be reduced in size and the lake data graph be enlarged to be more legible. These were prepared to summarize the lake data for non-technical folks to more easily understand the condition of the lakes. The PB wanted to know if there was a maximum phosphorus level preferred and if that should be placed on the lake data sheet.
9. The PB discussed a request from Steve & Patricia DeFronzo to donate a parcel of land to the Town. The parcel is TM 8-10, a 0.64 acre parcel that is mostly wetland and is labeled as "Conservation Area" on the 1982 subdivision plan. The PB discussed the parcel and whether they should recommend to the selectmen to accept the property. The property is already conserved by the notation on the subdivision plan and for the practical reason that the parcel is majority wetland.

MOTION: To recommend to the Board of Selectmen that they not accept a deed for TM 8-10 on Prentice Woods Road from the DeFronzos.
Made by: Steve Royle
Seconded by: Tom Dube
Discussion: None
Vote: 4-0 in favor of the motion

APPROVAL OF MINUTES

10. The minutes from 16 July 2015 were reviewed. There were not enough members that attended that meeting present to vote on the minutes.

CORRESPONDENCE

11. N Fogg has had no further correspondence with the developers for Dollar General. The town administrator has spoken with one of the developers.

PUBLIC COMMENT

12. None.

SET MEETING DATE

13. The next regularly scheduled PB meeting will be Thursday, September 3rd unless other pressing business needs to be addressed before that date.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:42 pm.
Made by:	Tom Dube
Seconded by:	David Silcocks
Discussion:	None
Vote:	4-0 in favor of the motion

Respectfully submitted,
Nathan Fogg