



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
3 September 2015

Approved 10/1/15

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	X				
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), Dennis Tyler, Jim Miller, David Lee.

CALL TO ORDER – 7:00pm

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

PUBLIC COMMENT

2. Jim Miller requested clarification for the proposed Dollar General. A Public Hearing will be conducted two weeks from today on September 17, 2015 at the Public Safety Building. Chairman Royle explained the sequence in which the Public Hearing will be conducted by the Planning Board. The public has been invited to attend the meeting through various mediums to give their comments, criticisms, concerns, and to ask questions. David Lee commented that the Public Hearing Meeting is different than a regular Planning Board Meeting. The public is allowed to ask questions, share comments, or voice concerns but must be recognized before speaking by the Chairman of the Board.

PUBLIC HEARINGS

3. None.

PRELIMINARY CONCEPTUAL HEARINGS

4. None.

BOARD BUSINESS

5. Dennis Tyler, owner of Raise-A-Dock made inquiries concerning what he believes to be assessing inequalities. The Board directed him to see how the assessment changes once the

commercial building is built and the land is re-assessed with the new building. The Board realizes the inequities that exist; however, these issues need to be addressed with the Assessing Department, not the Planning Board. Mr. Tyler requested from the Board the answers to his questions in writing. The Board directed Nate Fogg to respond on their behalf and thanked Mr. Tyler for his time.

6. Nate Fogg addressed the Board concerning Enforcing Shoreland Protection Rules. A small group of concerned citizens met to assess what needs to occur with enforcement around the lakes in town. Should there be a Warrant Article placed on the Ballot in March requesting property owners complete a Town of Wakefield Shoreland Permit? Perhaps the Selectmen would approve such a permit that would provide the necessary documentation for enforcement to occur. Much discussion ensued concerning enforcement, or lack thereof, with property owners who do not adhere to current regulations.
7. The Town of Wakefield Zoning Ordinance does not include a Laundromat as a permitted use. Nate Fogg will write a Warrant Article to be placed on the March ballot to correct this oversight.
8. The Planning Board will meet with Town Counsel on Tuesday, September 8, 2015 at 7pm to discuss procedure for the Wakefield Dollar General, LLC application.

APPROVAL OF MINUTES

9. Approval of the minutes from 16 July 2015 were corrected to reflect August 6, 2015.

MOTION: To accept corrected minutes from the July 16, 2015.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 4-0 in favor of the motion; David Silcocks, abstain

10. Approval of the minutes from 6 August 2015 .

MOTION: To accept minutes from the August 6, 2015.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 3-0 in favor of the motion; Dick DesRoches and Connie Twombly abstain

CORRESPONDENCE

11. None.

PUBLIC COMMENT

12. Jim Miller appreciates the Board and understands the struggle that comes with enforcement. He believes it is "easier to ask for forgiveness than it is to ask for permission ...". More discussion followed dealing with how to enforce, who should enforce, what about education, should enforcement be done at the Town level? Jim offered to host a Talk Show to educate citizens

about Wakefield Dollar General LLC. He will place an announcement on the ClearView TV bulletin board with a picture of the proposed building, stating the date and time of the Public Hearing, and encouraging Wakefield residents to attend this extremely important meeting.

SET MEETING DATE

13. The next regularly scheduled PB meeting will be 7pm, Thursday, September 17th at the Public Safety building 2017 Wakefield Road.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:48 pm.
Made by:	Tom Dube
Seconded by:	David Silcocks
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg