



**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  
17 September 2015

Approved 10/1/15

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

**Also present were:** Donna Martin (videographer) and see attached sign in sheets.

**CALL TO ORDER – 7:00pm**

1. Police Chief Fifield addressed the audience and asked for civility and respectfulness in peoples comments. He then ended his comments with a prayer.
2. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance.

**PUBLIC COMMENT**

3. None

**PUBLIC HEARINGS**

4. S Royle explained the procedure for the evening. The planning board would review the application and vote to accept the application if it is complete. This gives the planning board the authority to more forward reviewing the application. Once the application is accepted, the applicant will present their proposed site plan, the planning board will ask any questions that they have at the time, and then the public hearing will be opened for public input.
5. S Royle reviewed the application for completeness, noting that additional items may be requested, and finding it complete asked for a motion to accept the Sanbornville DG LLC application.

**MOTION:** To accept the Sanbornville DG LLC Major Site Plan Application as complete.  
**Made by:** Tom Dube  
**Seconded by:** Dick DesRoches  
**Discussion:** None

**Vote:** 5-0 in favor of the motion

6. Austin Turner from Bohler Engineering (representing Lisciotti Development and Dollar General) presented the proposed site plan for the Dollar General Store at 138 Meadow Street to replace the existing Sanborn House. The proposed building is a 9,100 square foot proposed retail building on the corner of Meadow Street and Forest Street. Dollar General is not a Dollar Store; they are more like a general store similar to Walgreens or CVS without the pharmacy component. The building is located along the easterly side of the parcel to provide setback from the road, and allow for parking, drainage, and operating facilities. 27 parking spaces are proposed along with a loading dock. Once a week store shipments are typically received on a Monday morning prior to the store opening. Driveway access is located off from Forest Street near the northerly edge of the property. They have had discussions with NHDOT regarding access and NHDOT supports this access point for several reasons. The developed from a conceptual PB meeting, architectural design review with staff, and a building walk-thru.
7. A Turner continued: Stormwater runoff is proposed to be mitigated through a surface detention basin to meet local and state stormwater design requirements. The design detains, treats, and infiltrates the stormwater to current design standards. Water, sewer, electricity, and telecommunications will be connected to via Meadow Street, while the heating system will be fed via an underground tank on site. Landscaping designed to local code and contains red maple trees and shrubbery to block the view of car undercarriages. Lighting will be night-sky compliant. Site plan has been designed to meet the new Development Regulations adopted by the town several months ago.
8. S Royle clarified that Dollar General had met with the PB for a conceptual plan review and that there had been no other meetings with the PB. He also noted that we had received our reviews from our planning and engineering consultants earlier today. S Royle mentioned a copy highlights from the review including; sidewalks, colonial building design, and detention pond being located along Meadow Street.
9. Philip Rines (property owner) asked if he could speak first. His family has owned the property for 95 years. His mother is in a nursing home and requires extra care. This has been a very difficult decision for his family. The family needs funds to provide support for his mother, Francis Rines.) The family has made improvements to the outside front portion of the building to keep up the appearance of the building. She generously gifted some land to the town to assist property which is now the Parks & Rec building. He is surprised that after all his mother has done to help the town, that some folks would want to block the sale of the property. He would like everyone to see the condition of the inside of the property. His grandfather gutted portions of the inside. Mr Rines pointed out several of the deficiencies of the building through pictures. He had copies of pictures to pass around. The portion of the building where the political conference was held has been removed. The second floor is basically intact except that a portion of the exterior wall is pulling away from the structure. The house has not been lived in full time for approximately 60 years. Cannot currently be a year round home. He noted that the PB has put up road blocks in the past several months. He asked for support for the sale of the building. Mr Rines noted that he has given his word to Dollar General and he plans to keep his word and will not address other offers.
10. Joe Kenney spoke that Mr Sanborn was an important figure in town and wondered why the owners did not reach out to the townsfolk to try to get other funding options to save this

historic site? Local residents support local business owners and town's people. Gail Rines noted that the building is just a fraction of what it was back many years ago. Only 5 bedrooms, no ballroom, no dining hall remain. The offer came to them at just the right time and they accepted the offer.

11. A woman asked why a Dollar General, why not a pharmacy or grocery store? S Royle noted that the PB does not control who files applications in town. We just have to review the ones that come before the board. Donna Faucette asked to see the building elevation renderings of the building. Shea also noted that the population of Sanbornville did not seem adequate to support such a store. She asked if Dollar General was willing to propose a more appropriate looking building for the village. She is concerned about what happens when the store underperforms and leaves town, what are we left with. Austin Turner noted that Dollar General does its market research and found that Wakefield is an appropriate market for their store. They are not trying to be a regional draw, but they do want to serve Wakefield.
12. Jim Keating noted that Forest Street is a major artery to access the Paul School and what was being done to protect kids along their path to school? Austin Turner noted that there are no other sidewalks in the vicinity of the project and therefore they did not propose sidewalks. Sidewalks to nowhere almost imply a factor of safety that does not exist. The traffic analysis done shows that the store will generate 10 vehicles per hour during their peak hour. (The submitted traffic analysis shows a peak of 35 weekday and 62 weekend per hour.) He noted that the proposed building has taken cues from other buildings in the neighborhood and feels that it meets the architectural guidelines set forth in the Development Regulations, while addressing Dollar General's brand. Donna Faucette noted that if the building is aesthetically pleasing, then Dollar General will do better in town.
13. S Royle noted that the PB and applicant have just received the planning reviews this evening and had not had a chance to digest or address issues brought up in these reviews.
14. Chief Fifield noted that a sidewalk would connect the Parks & Rec Department and Turntable Park towards the school. Currently in the winter, snow banks force the kids to walk down the edge of the road to get to and from school. A sidewalk would improve this situation.
15. Stephen DeBow noted that he did not fault the Rines family for needing to sell the property. He also likes to see economic growth in town, but does not feel that a box store in the middle of the village is appropriate. He also agrees that the traffic and pedestrian concerns are serious.
16. Rachael is concerned about the safety of children getting to school and the overall traffic impact in downtown. She feels that restoring the building would have been a great option for Dollar General. A Turner noted that the traffic projections are so low that NHDOT did not require any further traffic assessment. Repurposing the building is not feasible for Dollar General.
17. Penny feels that a Dollar General store would necessitate a traffic light to keep things safe for the kids and parents going to and from the school. Please restore the Sanborn House.
18. Pam Wiggin does not feel that the proposed building meets the architectural requirements set forth in our regulations. Does not match the surrounding buildings as required. The Heritage Commission had a consultant go through the building and found it to be structurally sound.

She noted that the Rines did not feel that they could sell the building because of its condition and so the offer presented was perhaps their only option. She knows of several people who have shown interest in purchasing the building. She read a letter from the Division of Historic Resources, which is included as part of the minutes. Ms Wiggin feels that our Master Plan, Zoning Ordinance, and Development prohibit this type of development.

19. Makenzie Shepard questioned 10 transactions per hour and how that could sustain a business. She questioned whether or not the town would require a traffic study on its town road.
20. Terry noted that traffic on Forest Street is already considerable and need to be taken into consideration. She also noted that she had read that 81% of items sold in dollar type stores are toxic.
21. Becky Keating noted that it might help if those who wish to speak lined up in the center aisle of the room. She noted that the "No Dollar General at the Sanborn House" Facebook page already has 1,742 people signed up and she feels that speaks volumes.
22. John Amanbro does not feel that the business is viable. Once we have one box store, others will follow and who will want to live here then.
23. Martha Jo McCarthy is concerned about what the store will look like from Turntable Park?
24. Samantha remembers going to the state house in 4<sup>th</sup> or 5<sup>th</sup> grade and being very proud to see a picture of a the Sanborn house hanging inside. The building is not only important to the town, but also to the state. She also noted that the construction site would be an eyesore during construction.
25. Dalton Ostrye asked if this is the only site being considered because many people in the room could name other sites that would be more appropriate.
26. S Royle noted again that we do not control where people propose projects, we only evaluate each one as it comes forward. We do not evaluate business plans for viability.
27. Tom Mullen is concerned about headlights shining into his house located across Forest Street and also about runoff being directed into the culvert that goes under Forest Street, across his property and into the wetland behind his house. A Turner reiterated details about the stormwater runoff and that it is directed into a swale along Forest Street north of the property.
28. Rick Poore has restored old houses for over 40 years. The main house is structurally sound. This house was built at the beginning of the modern day 'stick-built' era and was over built. The house is as strong today as the day it was built, which can be seen by the straight ridgeline of the house. The porch is exceptional.
29. John Folkersen noted that this will never be approved in this location. The last thing that he wants people to see before they see the White Mountains is a Dollar General store.
30. Jerry Smith hopes that this project ends like a movie and the town saves the old building and Dollar General goes elsewhere. He is also confused by the fact that we can't control where

things go, but that we have ordinances that control development in town. S Royle noted that we can't decide what site they choose to develop, however we can make sure that they follow our local, state, and federal regulations.

31. Don Lesperance does not feel that this will work. The building does not meet our development criteria. Dollar General will find out that this does not work here and move on. What is Sanbornville left with when they leave town? He is concerned that the sewer and water systems cannot handle the increased flow.
32. Joseph Bateman grew up in town and has had several close calls at the Forest and Meadow Street intersection. Would not like to see the house names after the founder of Sanbornville removed, is concerned about the view from Turntable Park, how will snow removal be addressed, and the building architecture. If it needs to be here, it needs to fit into the community. He would gladly pitch in to a Crowd Fund project.
33. Craig Hoover is concerned about drainage and the look of the building.
34. Phillip Twombly has lived in this town all his life. The PB needs to go by the ordinances and regulations in place in this town. If the PB follows the rules the project will not pass.
35. Annie Vickers is not in favor of the Dollar General store proposal but wants to support the Rines family and help them find a way to sell the Sanborn House.
36. Jerry O'Connor questioned why the PB did not get the reviews until tonight. He is also concerned how the trucks will make deliveries given the width of Forest Street and the location of the loading dock. S Royle noted that we hire consultants to review projects and we are subject to the consultant's time frames. Mike Garrepy has consulted for the town for about 10 years. He provides a compliance memorandum, and it is not unusual for the memorandum to come in within a couple days of the actual meeting. This is the first of several meetings, so this is the beginning of the process.
37. John Blackwood noted that the proposed building does not meet the character of the village.
38. Bonnie Ortiz wants to support of the Rines family and wants to make sure that when this project is turned down that we do not feel there is a victory until we help the Rines family.
39. Jerry O'Connor asked about the water precinct and whether they could handle the flows. Would this approval be placing millions of dollars of liability on the residents of the town? D DesRoches noted that the PB members have been spending time reviewing regulations and their proposal. The PB must also follow the process laid out in State RSAs to ensure due process to the applicants.
40. Concerned with the traffic on Forest Road.
41. Martha Jo McCarthy asked about hours of operation. A Turner answered 8am until 10pm 7 days a week and the store receives deliveries generally Monday morning prior to opening.

42. Rick Sager noted that there would be other meetings where public input would be taken and that the next meeting date should be set before everyone leaves.
43. Tyler Alley is proud to live in town and feels that this is a bad idea. Their business will undersell other local stores. He could live closer to his job, but chooses to live in Wakefield because he loves it here.
44. Cindy Jones has seen children hit by cars and is concerned about the speed and amount of traffic. She is also concerned with how this will affect the water system
45. Annette Perry lives in Union. She noted that accidents occur at Dollar General stores and is afraid that one might happen here. She mentioned other towns where Dollar General had proposed to tear down old buildings.
46. Dave Mankus is concerned that the proposal does not meet the 'franchise architecture' portion of the ordinance. He feels that Dollar General will move on from this location.
47. Scott Gaudette started the Facebook page to make people aware of the proposal. He is not against Dollar General but is against this location.
48. Gerry Hastings notes that if the PB follows the rules already in place they will make the correct decision to deny the application.
49. S Royle closed the public input portion of the meeting. After a discussion with the applicants they requested a continuance to the October 1<sup>st</sup> PB meeting at 7pm
50. M Garrepy noted that there is a zoning issue that was not addressed in his review. He recommends that the PB require a traffic study be done to address the traffic flow on Forest Street and within their parking lot. He also feels that the proposed width of the building does not meet the zoning ordinance maximum width of 70 feet, where the building certainly is proposed to face Forest Street. He also feels that the town should consult with NHDOT.
51. T Dube noted that they do not meet 4.012- sidewalks, 5.04 C3, D1, D2, D3, D6, D7, and E2. Also 5.05 historic and pedestrian safety concerns.
52. D Silcocks feels that they should provide a traffic study for Forest Street.

**MOTION:** To require a traffic study of Forest Street with respect to this project.  
**Made by:** Davis Silcocks  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion

53. N Fogg noted that the applicants should meet with the Board of Selectmen and the Water Department to receive approval to connect to those utilities.

## **PRELIMINARY CONCEPTUAL HEARINGS**

54. None

**BOARD BUSINESS**

55. N Fogg asked about an interstate subdivision that might involve both Wakefield and Newfield, ME. N Fogg asked how to proceed. M Garrepy noted there is a State statute to allow subdivision across town lines. N Fogg will check with counsel about interstate subdivision.

**APPROVAL OF MINUTES**

56. None.

**CORRESPONDENCE**

57. None.

**PUBLIC COMMENT**

58. None.

**SET MEETING DATE**

59. The next regularly scheduled PB meeting will be 7pm, Thursday, October 1<sup>st</sup> at the Town Hall in the Opera House if available.

**ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 9:06 pm.
<b>Made by:</b>	Tom Dube
<b>Seconded by:</b>	Dick DesRoches
<b>Discussion:</b>	None
<b>Vote:</b>	5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg