



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  
1 October 2015

Draft 10/08/15

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		Nancy Spencer-Smith		Richard Sager, Town Counsel	
David Silcocks, Member	X				
Dick DesRoches, Member					

**Also present were:** Donna Martin (videographer), Mark Duffy, , Joe Kenney, \* Tom Dube joined meeting in progress.

**CALL TO ORDER – 7:00pm**

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

**PUBLIC COMMENT**

2. Joe Kenney addressed the historical significance of the Sanborn House.

**PUBLIC HEARINGS**

3. Sanbornville DG LLC requested a continuance to October 15<sup>th</sup> to allow additional time to address the PB's and consultant's review comments.

**MOTION:** To continue the Sanbornville DG LLC public hearing to October 15<sup>th</sup> at the developer's request.

**Made by:** David Silcocks

**Seconded by:** Doug Stewart

**Discussion:** None

**Vote:** 3-0 in favor of the motion

4. D. Stewart asked for procedure clarification as to what Sanbornville DG LLC has for a time requirement to deliver the changes the Board has asked for; 7-days, 1-hour? N Fogg commented there is no current requirement for revised material in the new regulations and must be addressed. He also made Sanbornville DG LLC aware that no action will be taken until the revised material is reviewed.

5. J Kenney questioned the Zoning Ordinance concerning the removal of a historical building over 100 years old. S. Royle stated that the Board has been working on revising the Site Plan/Subdivision Regulations for over a year. The Board combined them over the past year, has held two Public Hearings, and voted in the new regulations. Section 5.04.2 on page 44 of the new regulations specifically addresses removal of a historic building. The Board can waive any requirements to address a specific situation.

### **PRELIMINARY CONCEPTUAL HEARINGS**

6. None.

### **BOARD BUSINESS**

7. Warrant article discussion. Add Laundromat to the permitted use table and add a definition. N Fogg proposed a draft warrant article which the PB reviewed and discussed. It generally sounds good and was tabled to a future meeting. The Board had much discussion on Developmental Regulations not covered in the Zoning Ordinance. A decision was made to table this discussion until D DesRoches is present.
8. N Fogg spoke on the Lake Data Reports he received this evening. Belleau Lake had no data to submit for the report. The Board needs to vote on accepting the report at some point. T Dube disagrees with two portions of the report. The first being the high phosphorus content due to "development". The development is already exists and is misleading. Secondly, the Precipitation Analysis could be misunderstood or scare people into thinking there is a crisis. The Board plans to wait for D DesRoches to be present for discussion.
9. The Board asked N Fogg if there have been any complaints coming to the office for him to deal with. Any issues they should be aware of. He would like to make some changes to the Hawkers/Peddlers License.

### **APPROVAL OF MINUTES**

10. Approval of the minutes from 3 September 2015.

**MOTION:** To accept the minutes of 9 September 2015.  
**Made by:** Tom Dube  
**Seconded by:** David Silcocks  
**Discussion:** None.  
**Vote:** 4-0 in favor of the motion.

11. Approval of the minutes from 16 September 2015 were amended to reflect changes.

**MOTION:** To accept amended minutes of 17 September 2015.  
**Made by:** T Dube  
**Seconded by:** D Stewart  
**Discussion:** To amend minutes noting that additional items may be requested from

**Vote:**

Sanbornville DG LLC. Change the adjournment time to 9:06pm.  
4-0 in favor of the motion.

**CORRESPONDENCE**

12. None.

**PUBLIC COMMENT**

13. Mark Duffy again stressed the importance of Master Plan consistency especially with Dollar General moving forward with coming into the village of Sanbornville.

**SET MEETING DATE**

14. The next regularly scheduled PB meeting will be 7pm, Thursday, October 15<sup>th</sup> at the Town Hall in the Opera House.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:15 pm.  
**Made by:** Tom Dube  
**Seconded by:** David Silcocks  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg