



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
15 October 2015

Approved 11/5/15

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), & David Mankus.

CALL TO ORDER – 7:00pm

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

PUBLIC COMMENT

2. N Fogg apologized to C Twombly and the rest of the PB for not getting their agenda to them sooner than Thursday morning and especially for not spreading the word directly to them about the DG request for a continuance. Several folks were notified, however, the PB should have been at the top of the list.

PUBLIC HEARINGS

3. Sanbornville DG LLC requested a continuance to November 5th to allow additional time to address the PB's and consultant's review comments. The PB wants to make sure that it is clear to the Dollar General developers that delays cannot be used to try to wait for public for public support of the Sanborn House to wane.

MOTION: To continue the Sanbornville DG LLC public hearing to October 15th at the developer's request.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: N Fogg to advise Dollar General Reps that another continuance request will require a discussion with a representative before approval.
Vote: 5-0 in favor of the motion

PRELIMINARY CONCEPTUAL HEARINGS

4. None.

BOARD BUSINESS

5. 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. The PB added patron "OR EMPLOYEE" in two places in the definition to allow for a drop-off/pick-up type of laundry if someone desired. They also added the use with a Conditional Approval to the Industrial Zoning District. N Fogg will update the proposed warrant article to reflect the changes.
6. N Fogg noted that limits to the amount of Impermeable Surfaces to the Zoning Ordinance were missing. Section 3.39 from the old Site Plan Regulations was not carried forth to the Development Regulations. Currently the only limit on the amount of impervious area on a parcel is in the Aquifer overlay district where impervious is limited to 50% of the parcel. The PB agreed that this should be added to the Zoning Ordinance to make sure that it is followed for all parcels in town, not just parcels going through site plan review. N Fogg will pull language together for the next meeting. It will be very similar to Section 3.39 of the old Site Plan Regulations, with a slight modification to be consistent with the Shoreland protection laws and rules.
7. N Fogg mentioned that the Wakefield Heritage Commission would like to add fences to the items controlled within the Historic District. The commission will attend a future PB meeting. This type of change would require all affected parcels to receive notification of the public hearing because the affected parcels number less than 100.
8. The PB also discussed placing an article on building demolition within the Zoning Ordinance. The article would not stop historic building demolition, however would make sure that the building owner would first speak with the Heritage Commission and possibly document the structure prior to the building being razed.
9. The PB recalls that several sections were left in the recently adopted Development Regulations because they were not covered within the Zoning Ordinance. No members had perfect recollection or notes of the particular sections. N Fogg will watch some video from previous meetings to try to get a list of items that the PB feel should be in the Zoning ordinance so that they can be removed from the Development Regulations.
10. The PB will likely hold public hearings on the proposed warrant articles on December 17th and January 7th (if necessary.)
11. N Fogg will review the Hawkers and Peddlers licensing and see if any changes to the Zoning Ordinance would come into play based upon any changes that he proposes.
12. N Fogg noted that Linda Schier from the Acton Wakefield Watershed Alliance (AWWA) will be attending the November 19th PB meeting to review the final Lake Data Report from Forest Bell

Environmental; give any lake updates that she feels is appropriate; and to share any pertinent information obtained from meeting with the area lake associations over the summer.

APPROVAL OF MINUTES

13. Approval of the minutes from 1 October 2015.

MOTION: To accept the minutes of 1 October 2015.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None.
Vote: 3-0-2 in favor of the motion. C Twombly & D DesRoches abstained because they were not present at the meeting.

CORRESPONDENCE

14. None.

PUBLIC COMMENT

15. David Mankus asked if he could have copies of proposed warrant articles. N Fogg gave him copies of what was discussed at the meeting.

SET MEETING DATE

16. The next regularly scheduled PB meeting will be 7pm, Thursday, November 5th at the Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:46 pm.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg