



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING 7 January 2016

Approved 1/21/16

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

Also present were: Donna Martin (videographer), Kerry Fox, Jim Rines, Gabe Smith, & see attached list.

CALL TO ORDER – 7:00pm

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

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. **Site Plan Review Application** submitted by Sanbornville DG LLC. No plans or request for continuance has been received. No representative was present for Sanbornville DG LLC. The PB read a memo from town counsel. Chairman Royle explained the difference between denying with prejudice or without prejudice.

MOTION: To deny the Site Plan Application for Sanbornville DG LLC, TM 180-103, without prejudice allowing them to submit at a similar application, if they so choose, at a future date.

Made by: Dick DesRoches

Seconded by: Connie Twombly

Discussion: None.

Vote: 5-0 in favor of the motion.

4. **Site Plan Review by White Mountain Survey & Engineering for the Wakefield School District Parking Expansion**, Tax Maps 180-38 & 64. Design review is provided in accordance

with RSA 674:54, II to provide an opportunity for review of the design for the proposed parking lot.

5. Jim Rines from White Mountain Survey was present to present and receive input regarding the Wakefield School Districts; Paul School proposed parking lot expansion. Parking is being increased to reduce the need to park along nearby roads and fire lanes. The additional lanes and one-way traffic should make student drop off and pick up take place more smoothly and without the backup of traffic into Forest Hills.
6. Jim Rines addressed several concerns put forth in a letter from Angie Nichols. He noted that several of the issues came from their desire to create a cost effective plan for the voters to approve. Most of the conditions noted in the letter exist today and the consistent, one-way traffic should increase overall safety.
7. Leigh Nichols lives at 37 Burroughs Avenue and is concerned with access to his property. It is difficult to get to his residence at certain times of the day and fears that three lanes leaving the school will increase the difficulty of him and his family getting into their driveway.
8. Jim Rines, the school board, and other agreed that once the new parking lot was completed and functional that school personnel and/or police should be stationed to help parents use the new traffic patterns as intended.

PRELIMINARY CONCEPTUAL HEARINGS

9. Kerry Fox was present to discuss a **subdivision for the Francis family on Francis Road**. The owner of tax map 93-9 would like to subdivide a piece off from the 33 acre parcel that includes the roads in the development. The portion to be subdivided would likely be the water frontage on the Wise Cove area of Balch Lake out to Francis Road.
10. The PB wanted to review their regulations to see what type of road frontage would be acceptable on a private road and what if any road improvements would be required to provide adequate frontage. Existing State and Town road frontage is generally considered acceptable for road frontage, but the PB wants to be very careful about what level of private road would be acceptable to count as adequate frontage for subdivision purposes, since this will set precedence for future subdivisions.
11. Kerry Fox appreciated the PB's input and will await a response from the PB within the next month as to what would be appropriate frontage for a subdivision.
12. Relf Fogg was present to have a second preliminary discussion about tax map 179-51 owned by Lance & Shirley Moulton. They currently operate Lakeview Marble & Granite from this property. They received planning board approval for their original site plan back on 18 August 2005.

APPROVAL OF MINUTES

13. Approval of the minutes from 17 December 2015. Chairman Royle noted that J Blackwood was not seated for D Silcocks.

MOTION: To accept the minutes of 17 December 2015 as amended.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 5-0 in favor of the motion.

CORRESPONDENCE

14. None.

PUBLIC COMMENT

15. None.

SET MEETING DATE

16. The next regularly scheduled PB meeting will be 7pm, Thursday, January 21st, 2016 in the Town Hall Conference Room.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:47 pm.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg