



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING
 21 January 2016

Approved 2/4/16

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		Richard Sager, Town Counsel	
David Silcocks, Member					
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer), Ed Brown, Phillip Twombly, & Tom Stimson.

CALL TO ORDER – 7:00pm

- Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. Doug Stewart was seated for member David Silcocks.

PUBLIC COMMENT

- None.

PUBLIC HEARINGS

- Minor Site Plan Review Application** submitted by Kevin and Edward Brown for property located at 2008 Wakefield Road, known as tax map 184-2. Ed Brown explained that he and his brother have purchased the property. They plan to renovate the existing four apartments and expand into the existing barn with another four rental units.

MOTION: To accept the Minor Site Plan Review Application submitted by Kevin and Edward Brown for property located at 2008 Wakefield Road, known as tax map 184-2.

Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None.
Vote: 5-0 in favor of the motion.

4. The only notable change to the exterior of the property would be a change to the parking and adding a deck to the front of the building as a second egress and access to the front parking. Mr Brown reviewed plans that showed the existing parking layout and how he proposed to allow sufficient parking for eight apartments. The parking would flow more smoothly into and from the parcel without the need to back out onto either Wakefield or Cemetery Roads.
5. Tom Stimson noted that the Town grades the road and sands in the winter, but that Jim Keating plows the road in the winter. They do not have road issues but he does not want to see road issues develop.
6. The PB asked that Mr Brown place level spreaders or infiltration devices near the driveways onto Wakefield Road to keep and runoff or sediment from washing onto Wakefield Road. Mr Brown agreed to the proposal.
7. The PB reviewed N Fogg's planner review for the project. He recommends the board granting the waiver and approving up to 8 units. They would like 8 units but need relief from the ZBA to build new units of 672 square feet. These will be single bedroom units and Mr Brown feels that 673 SF is more than sufficient. They would be larger than most of the other units that he owns in town. The proposed apartments are not handicap accessible. N Fogg calculates that the parcel can support up to ten units. Eight are proposed.

MOTION: To approve the waiver from section 4.018 Seal and Certification of the Development Regulations.

Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None.
Vote: 5-0 in favor of the motion.

MOTION: To conditionally approve the Minor Site Plan Review Application submitted by Kevin and Edward Brown for property located at 2008 Wakefield Road, known as tax map 184-2 with conditions that they receive approval from the Water Precinct, Sewer Department, that if they want less than 800 SF they need ZBA approval, and that they install two level spreaders along Wakefield Road to mitigate any runoff leaving the property.

Made by: Tom Dube

Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of the motion.

PRELIMINARY CONCEPTUAL HEARINGS

8. None.

BOARD BUSINESS

9. The final mylar for the McDonough Boundary Line Adjustment has been delivered. The only condition of the approval was setting the monuments and providing a final mylar. The conditions have been met and the final mylar is ready for signing. The PB signed the mylar.

10. N Fogg noted that he had heard from Greg Lisciotti and he was disappointed that we had denied their application. He felt that we were giving them the runaround. His attorneys also sent a note that they felt that one of the proposed warrant articles (limiting building coverage and total impervious area) was being put forward in an effort to make an application more difficult for them. N Fogg noted that that article was almost word for word from the old Site Plan Regulations and had not been carried forward to the Development Regulations. The PB agreed that was the case.

11. N Fogg expects the Dunkin donuts owner to apply for a variance to get a drive-thru. His options are to apply for a variance now, or wait for almost a year to get a warrant article to allow a drive-thru. He has nothing to lose by trying for a variance now. Dunkin Donuts also needs a conditional use permit to have the internally illuminated signs that have been installed.

12. The PB discussed subdividing on a private road. It was generally agreed that the road would have to be brought up to town specifications from a town road to the development site to allow a subdivision. If an applicant wanted to negotiate and provide some conservation land or other consideration of value, that could possibly be worked out.

APPROVAL OF MINUTES

13. Approval of the minutes from 7 January 2016.

MOTION: To accept the minutes of 7 January 2016 as printed.
Made by: Dick DesRoches
Seconded by: Connie Twombly
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, February 4th, 2016 in the Town Hall Conference Room.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:57 pm.
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg