



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 4 February 2016

Approved 2/18/16

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	X				
Dick DesRoches, Member	X				

Also present were: Donna Martin (videographer) & Ryan Batchelder

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. None.

PRELIMINARY CONCEPTUAL HEARINGS

4. Ryan Batchelder from Batchelder Properties LLC joined the Board to discuss the unique situation of owning 1-lot in Wakefield, 1-lot in Middleton and wants to place a home on the property. Can the lots be joined? Can he legally use the frontage on the Middleton lot but have the home in Wakefield? Currently, a home (Mixed Use according to current zoning) could be placed on the property by placing a drive-way through the Auto Parts/ Salvage Yard to access the property from Wakefield. R Batchelder was hoping to place

the home on its own lot. N Fogg will address the situation with NHMA to help Ryan Batchelder and the Board find a satisfying amiable solution. Mr. Batchelder thanked the Board upon leaving the table.

BOARD BUSINESS

5. Flag Lots require 50' of road frontage. A standard lot requires 250' of road frontage. N Fogg believes the Board needs to address this discrepancy as a large parcel could potentially have many subdivisions being divided into flag lots. Much discussion occurred. Nate will look into what other towns have done to address this situation and bring his findings back to the Board.
6. Updating Development Regulations, applications, & checklists will happen after the March 8th voter's approval. A Public Hearing by the Board will be scheduled once the applications are up-dated.
7. N Fogg mentioned that the Registry of Deeds will be on-line soon. He is wants to make plans available on-site. Money will be placed in the budget to cover the costs of placing the data on-line. Silverlight will be going away sometime this summer which has caused problems with accessing the data on-line.

APPROVAL OF MINUTES

8. Approval of the minutes from 21 January 2016.

MOTION:	To accept the minutes of 21 January 2016 as printed.
Made by:	Dick DesRoches
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion.

CORRESPONDENCE

9. None.

PUBLIC COMMENT

10. None.

SET MEETING DATE

11. The next regularly scheduled PB meeting will be 7pm, Thursday, February 18, 2016 in the Town Hall Opera House.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:47 pm.
Made by: Connie Twombly
Seconded by: Steve Royle
Discussion: None
Vote: 5-0 in favor of the motion

Respectfully submitted,
Nathan Fogg