



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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## MINUTES OF THE PLANNING BOARD MEETING 3 MARCH 2016

Approved: 3/17/16

| <b>MEMBERS</b>                             |   | <b>ALTERNATES</b>   |   | <b>OTHERS</b>  |   |
|--|---|---------------------|---|--|---|
| 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                     |   |                     |   |  |   |

**Also present were:** Donna Martin (videographer), members of the audience.

### **CALL TO ORDER – 7:00pm**

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

### **PUBLIC COMMENT**

2. None.

### **PUBLIC HEARINGS**

3. Major Subdivision Application submitted by Berry Surveying & Engineering on property owned by Walter J Lowry 1995 Trust, located at the intersection of Witchtrot and Oak Hill Roads, Tax Map 169, Lot 1. The applicants respectfully requested a continuation of the Hearing until March 17, 2016. The Board is requiring clarification as to who has authority in the Trust.

**MOTION:** Continuance of Major Subdivision Application of Walter J Lowry 1995 Trust, Tax Map 169, Lot 1.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None.  
**Vote:** 5-0 in favor of motion.

4. Audience members who abut the Lowry property asked for clarification as to whether the application was to be heard by the Board this evening. "No", it will be continued to the March 17, 2016 Planning Board Meeting. No notification by the Board of this? The Board voted for the Application to be continued at the March 17<sup>th</sup> meeting. Several property owners asked for a copy of the Subdivision plan.

### **PRELIMINARY CONCEPTUAL HEARINGS**

5. None.

### **BOARD BUSINESS**

6. The Board discussed Flag Lot Requirements for clarification. Tom Dube stated that a Flag Lot can be created from the parent parcel – only once! He noted that property owners appear to take this action when the required road frontage is not met. Doug Stewart inquired, if for future reference, the Board could place a note on the parent lot indicating that a Flag Lot had been created with no further Flag Lots allowed.

### **APPROVAL OF MINUTES**

7. A correction to the February 18<sup>th</sup> minutes was given. John Blackwood was not present as stated. Nate Fogg indicated to the Board that he wanted to have Town Counsel review the minutes of the February 18<sup>th</sup> meeting to avoid any misinterpretation, misrepresentation, or mistakes of any kind with wording regarding the Sanbornville Dollar General LLC application and minutes of the meeting. Nate Fogg has received word from Town Counsel that S D G LLC are placing a hold on the pending litigation because they are applying to the ZBA for a Variance. They are considering litigation because:
  - a. A Continuance was requested by S D G LLC – which the Board denied.
  - b. 45% lot coverage was placed in the zoning ordinance July 16, 2015.
  - c. Development regulations were adopted July 16, 2015.

N Fogg will forward Town Counsel's email to the Board regarding said litigation.

### **CORRESPONDENCE**

8. None.

**PUBLIC COMMENT**

9. None.

**SET MEETING DATE**

10. The next regularly scheduled PB meeting will be 7pm, Thursday, March 17<sup>th</sup>, 2016 in Town Hall.

**ADJOURNMENT**

|                     |                                    |
|---------------------|------------------------------------|
| <b>MOTION:</b>      | To adjourn the meeting at 7:17 pm. |
| <b>Made by:</b>     | T Dube                             |
| <b>Seconded by:</b> | C Twombly                          |
| <b>Discussion:</b>  | None                               |
| <b>Vote:</b>        | 5-0 in favor of the motion         |

Respectfully submitted,  
Nathan Fogg/cl