



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 21 APRIL 2016

Approved: 5/5/16

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		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					

Also present were: Donna Martin (videographer), Pam Wiggin, David Guttadauro, Colleen Nicastro, and 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. David Silcocks joined the meeting in progress.

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 May 19th 2016 by letter.

MOTION: Continuance of Major Subdivision Application of Walter J Lowry 1995 Trust, Tax Map 169, Lot 1 to May 19th.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.
Vote: 4-0 in favor of motion. (David Silcocks not in attendance yet).

4. **Boundary Line Adjustment Plan Application** submitted by Norway Plains Associates Inc for properties owned by P A Wiggin Revocable Trust at 2765 Wakefield Road, Tax Maps 149 – 4 & 5.

MOTION: To accept the Boundary Line Adjustment Application for the P A Wiggin Revocable Trust, Tax Map 149 – 4 & 5.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of motion.

Randy Tetreault representing Norway Plains Associates Inc was invited by Chairman Royle to the table. He proceeded to explain that Pamela Wiggin owns both parcels of land in the Historic center of Wakefield. The undeveloped parcel abuts the Wakefield Inn on one side. Pam is seeking to add area to the smaller parcel of land (Lot 5) where her home is located to make it more conforming. The undeveloped parcel is conforming making both parcels more conforming once the adjustment is made.

5. The PB discussed N Fogg's review and the necessary waivers and conditions for a conditional approval. Norway Plains Associates had requested in writing waivers for 4.06 (16, 22, 24 and 26) of the submittal requirements.

MOTION: To accept the Waivers for 4.06 (14, 20, 24, note on plan #12, new letter for 31, and 4.016 2nd to last sentence).
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of motion.

6. Conditions for approval. 1. Add note on plan and 2. mylar.

Motion: To conditionally approve the Boundary Line Adjustment Plan Application for the P A Wiggin Revocable Trust with the waivers and conditions listed above.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.

Vote: 5-0 in favor of motion.

7. **Site Plan Review Application** submitted and owned by Tumbledown Family Farms, LLC, on property at 11 Meadow Street in the Dow Academy building between Tumbledown Farms Café and Peaslee Funeral Home, Tax Map 179-132. The applicants are proposing to renovate the existing structure, install a farmer's porch and operate an ice cream stand and indoor farm market and dry goods store (General store).

Motion: To accept the Site Plan Review Application for Tumbledown Family Farms, LLC, 11 Meadow Street, Tax Map 179-132.

Made by: Tom Dube

Seconded by: Connie Twombly

Discussion: None.

Vote: 5-0 in favor of motion.

8. David Guttadauro, owner of Tumbledown Family Farms LLC spoke to the Board about the renovations of the Dow Academy at 11 Meadow Street to include a farmer's porch, an ice cream parlor, and general store. He is requesting 2 waivers from 4.018 Seal and Certification and 5.010 & 5.011 Drainage and Erosion Control. D Guttadauro noted the Fire Department has been consulted and approves of the renovation.

Motion: To approve Waivers of 4.018, 5.010, and 5.011.

Made by: Doug Stewart

Seconded by: David Silcocks

Discussion: None.

Vote: 5-0 in favor of motion.

Motion: To approve Minor Site Plan Review Application submitted by Tumbledown Family Farms, LLC.

Made by: Tom Dube

Seconded by: Connie Twombly

Discussion: None.

Vote: 5-0 in favor of motion.

BOARD BUSINESS

9. The Board approved the nominations of Nancy Spencer-Smith, Donna Martin and John Blackwood as Planning Board Member Alternates for another three years.

10. N Fogg spoke to the Board regarding an application that will be presented at the next regularly scheduled meeting May 5th 2016. The Heritage Commission would like to place a water tower in Heritage Park at the train station in Union NH. A Notice will be placed in the newspaper and a Public Hearing will happen. RSA 674:54 Section 2 provides an opportunity for the public and abutters to comment. C Twombly noted that it is the last known existing water tower from the Boston and Maine Railroad.

11. N Fogg told the Board that the S D G has submitted an Appeal of Administrative Decision Article 3, Table 3. The meeting will take place in the Opera House on May 16th 2016.

APPROVAL OF MINUTES

12. Approval of the minutes from 4 April 2016.

Motion: To accept the minutes of 4 April 2016.
Made by: Doug Stewart
Seconded by: Tom Dube
Discussion: Connie Twombly and David Silcocks were not present.
Vote: 3-0-2 abstained.

CORRESPONDENCE

13. None.

PUBLIC COMMENT

14. None.

SET MEETING DATE

15. The next regularly scheduled PB meeting will be 7pm, Thursday, May 16th, 2016 in Town Hall Opera House.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:58 pm.
Made by: T Dube
Seconded by: D Stewart
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg/cl