



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET
 SANBORNVILLE NH 03872
 TELEPHONE (603) 522-6205 x 308 FAX (603) 522-2295
LANDUSECODEDEPT@WAKEFIELDNH.COM

MINUTES OF THE PLANNING BOARD MEETING 5 May 2016

Approved: 5/19/16

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		Nathan Fogg, Land Use Clerk & Code Enforcement Officer	
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), Pam Wiggin, Rick Poore, Peter Brown, Phil Twombly, Annette Perry, Rosie Gray, and Frank Gray.

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** submitted by the Wakefield Heritage Commission at the railroad station in Union for the installation of a vintage wooden water tower, Tax Maps 241-55. The applicant is providing this design review opportunity in accordance with RSA 674:54(II), to provide opportunity for review of the proposed placement of an historic water tower on the property.
4. Pam Wiggin showed a site plan layout and picture of the railroad water tower currently located in Gilford that needs to be moved. The water tower had been previously located along the railroad in Alton Bay. It is the last existing B&M Railroad water tower. The Heritage Commission has agreed to take it and place it at Heritage Park in Union. She

gave a brief history of the water tower. Ms Wiggin then explained that they planned to place the water tower in the southwest corner of the property beside the existing railroad tracks. The water tower would be behind the closest house to the location and their garage would block the view of the tower. Several meetings have been held between the current owners and the Heritage Commission and the only stipulation is that the water tower be moved prior to the busy summer season (June 20th) or it would have to wait until fall. Heritage has research the standards for tower support from B&M records. The tower and base would be moved in pieces. The overall height is 40 to 42 feet and the diameter is approximately 16 feet.

5. S Royle noted that the only issues are the setbacks to property lines and the overall height. Since the Heritage Commission is a Town entity it is not subject to town regulations. This public hearing is only advisory in nature and nobody was in attendance against the tower being located on the site. Pam Wiggin thanked the board and S Royle closed the public hearing.

BOARD BUSINESS

6. Election of PB Officers.

MOTION: To nominate Steve Royle as Chair of the Planning Board.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of motion.

Motion: To nominate Tom Dube as Vice-Chair of the Planning Board.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None.
Vote: 5-0 in favor of motion.

APPROVAL OF MINUTES

7. Approval of the minutes from 21 April 2016.

Motion: To accept the minutes of 21 April 2016.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None.
Vote: 4-0-1, with Dick DesRoches abstaining.

CORRESPONDENCE

8. None.

PUBLIC COMMENT

9. None.

SET MEETING DATE

10. The next regularly scheduled PB meeting will be 7pm, Thursday, May 19th, 2016 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:17 pm.
Made by:	Tom Dube
Seconded by:	Dick DesRoches
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg