



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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MINUTES OF THE PLANNING BOARD MEETING 2 June 2016

Approved: 6/16/16

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

Also present were: Donna Martin (videographer), Dino Scala, Cassandra Wallace, and Vincent Wallace.

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.

BOARD BUSINESS

4. S Royle noted that we were going to discuss a change of business at 27 Meadow Street from Meyers Masonry to Sheepdog & Halligan LLC a vinyl graphics business.
5. Dino Scala spoke and noted that he had been incorrectly calling the business a 'screen printing business.' They have local contracts in town and they do vinyl printing on

everything from tee-shirts to vehicles, mugs, etc. Examples were provided. Dino noted that they are a local couple, whose business is expanding and they need to move to a larger space. D Scale noted that he felt that a "Factory Outlet Store" was an appropriate fit for this business, which is permitted within the Village/ Residential zone where the parcel is located.

6. The PB asked several questions of the business owners. Single shirt orders are possible with this type of operation and there is no odor associated with this type of printing.
7. T Dube asked why they were in front of the PB. N Fogg explained that the business had been called a screen printing business prior to the meeting. N Fogg consulted with S Royle, and M Garrepy, none of whom found a good fit in the permitted uses for a screen printing business. N Fogg could have given permission for the business had there found an appropriate permitted use. T Dube noted that it would be great to get banners made right in town.
8. N Fogg noted that he could now issue an Insignificant Change of Use for the change of business.

APPROVAL OF MINUTES

9. Approval of the minutes from 19 May 2016.

Motion: To accept the minutes of 19 May 2016.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None.
Vote: 4-0-1, with Connie Twombly abstaining.

BOARD BUSINESS

10. N Fogg pointed out the map hanging in the former doorway and asked the PB if that size was large enough of whether or not we need it to be closer to full size. The PB noted that the full size map allowed the PB to view actual parcel boundaries when necessary and hoped that a full size map could be located in the conference room. N Fogg noted that a full size (3' by 7') map with the borders trimmer, could fit in the doorway and he would consult with Victor Becker to make that work.
11. Dropski Variance application was approved by the ZBA on May 23rd. They will be in for site plan approval on June 16th.
12. N Fogg has no update on the Oak Hill Road subdivision.

13. N Fogg noted that the PB should review the applications and checklists to ensure compatibility with the regulations.

CORRESPONDENCE

14. Emailed to members as received.

PUBLIC COMMENT

15. None.

SET MEETING DATE

16. The next regularly scheduled PB meeting will be 7pm, Thursday, June 16th, 2016 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:26 pm.
Made by:	David Silcocks
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg