



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING 21 July 2016

Approved: 8/4/16

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman		John Blackwood		Mike Garrepy, Planning Consultant	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Richard Sager, Town Counsel	
David Silcocks, Member	X	Donna Martin	X		
Dick DesRoches, Member	X				

Also present were: David Mankus, Jim Keating, Becky Keating, Danny Bouzianis, and Harold Seldin.

CALL TO ORDER

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance. D Stewart was seated for T Dube.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. None.

BOARD BUSINESS

4. N Fogg noted that Danny Bouzianis had contacted his office about releasing his \$35k letter of credit. The site has been completed and the landscaping is in place per the landscaping plan. Some plants are distressed; however, Mr Bouzianis noted that he uses a well-established company and that he has a one year warranty on the plantings. The PB agreed that his site looked very nice and that the grass planted looks good considering the dry summer we are heaving.

MOTION: To release the \$35k letter of credit that was put in place for the Dunkin Donuts project.

Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0, in favor of the motion.

5. N Fogg reported that M Garrepy did not respond to his email, but that NHMA Legal Services responded that it is not required to notify abutters for waiver requests. N Fogg will finish the draft checklists and provide other revised wording of the Development Regulations for the next meeting.
6. Potential Zoning Changes. Boat & Marine Craft Dealer is proposed to be allowed as a conditional use in the Village/Residential Zone. The PB wants to ensure that similar businesses are similarly listed across the permitted use table.
7. N Fogg is still working on a proposed revision to the sign ordinance. Signs must be regulated based upon size and location, not based upon content.
8. Solar Panel ordinance. Most members agreed that roof mounted panels are not of great concern. S Royle found a solar panel ordinance from Hampton that may provide guidance for our ordinance. The PB wants to consider regulation free standing panels to minimize impact to abutting property owners. It's important to not make the ordinance too subjective, since that may allow one person to be allowed to install a system and another with more vocal opposition to be denied a similar system. All are in favor of allowing alternative energy. Perhaps the Small Wind Turbine ordinance should be modified to address solar panels and other energy technology. Our regulations need to be clear on what type of permitting is required for these types of systems.
9. Drive-thru restaurants were discussed. Becky Keating felt that allowing drive-thru restaurants would change the character of Wakefield and diminish what residents and visitors love about the town. N Fogg noted that an article will be on the 2017 town warrant to allow drive-thru restaurants at the Dunkin Donuts and other similar type businesses. Mr Bouzianis is willing to put forth an article that best suits the needs and wants of the town. Discussion continued regarding how to allow some, without allowing all types of franchise type drive-thru restaurants. Possible limiting the minimum and maximum number of seats in the restaurant that could have a drive-thru may limit the number of potential restaurants.
10. N Fogg is drafting a demolition ordinance for consideration.
11. All potential zoning changes are works in progress and will continue to develop until ready for public hearings in November and/or December.

APPROVAL OF MINUTES

12. Approval of the June 16th minutes was tabled until the next meeting. Minutes from July 7th were reviewed.

MOTION: To approve the minutes from July 7th as written.
Made by: Dick DesRoches
Seconded by: Doug Stewart
Discussion: None
Vote: 4-0-1, in favor of the motion, with David Silcocks abstaining.

PUBLIC COMMENT

13. None.

SET MEETING DATE

14. The next regularly scheduled PB meeting will be 7pm, Thursday, August 4th, 2016 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:39 pm.
Made by: Dick DesRoches
Seconded by: David Silcocks
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg