



# 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](mailto:LANDUSECODEDEPT@WAKEFIELDNH.COM)

## MINUTES OF THE PLANNING BOARD MEETING 18 August 2016

Approved: 9/1/16

<b>MEMBERS</b>		<b>ALTERNATES</b>		<b>OTHERS</b>	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	
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	Donna Martin	X		
Dick DesRoches, Member	X				

**Also present were:** David Mankus & Cheri Schlender.

### **CALL TO ORDER**

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance.

### **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 Road and Oak Hill Road, Tax Map 169-1. The applicants are proposing to subdivide the 198 acre parcel into 17 lots along the existing road frontage. S Royle read a letter asking for a continuance to the September 15<sup>th</sup> planning board meeting. Berry Survey is revamping the subdivision to be a 2-lot, roughly 100 acre lot subdivision. Revised plans will be submitted within roughly two weeks of the date of the letter.

**MOTION:** To continue the Lowry Major Subdivision Application to the September 15<sup>th</sup> planning board meeting.  
**Made by:** Tom Dube  
**Seconded by:** David Silcocks  
**Discussion:** None  
**Vote:** 5-0, in favor of the motion.

4. The PB questioned whether the revised subdivision should be reposted. S Royle noted that the current application had been properly continued each time and that it should not be necessary to repost.

### **BOARD BUSINESS**

5. S Royle noted that N Fogg had not left any potential warrant article information to review. He also noted that in the packet was information from Chuck Robbins regarding controlling runoff onto neighboring properties. He would like to be in attendance at a meeting in September to discuss a possible change to the zoning ordinance.
6. S Royle noted that a new town employee starts in the near future whose job will be shoreland enforcement.

### **APPROVAL OF MINUTES**

7. Minutes of the August 4<sup>th</sup> minutes were reviewed.

**MOTION:** To approve the minutes from August 4<sup>th</sup> as written.  
**Made by:** Tom Dube  
**Seconded by:** Dick DesRoches  
**Discussion:** None  
**Vote:** 4-0-1, in favor of the motion, with Connie Twombly abstaining.

### **BOARD BUSINESS**

8. T Dube mentioned the information included in the packet about a study relating to drive-thru restaurants and obesity given to N Fogg by Becky Keating. The PB discussed limiting seats of restaurants with drive-thru lanes, if they were to put forth an article. S Royle asked what is the PB trying to accomplish by limiting seats. They discussed other criteria from the article including increased traffic generated. Some town/cities get very complicated in their drive-thru rules. They noted that the PB is not responsible for the size of people. There are good arguments on both sides of case for drive-thru restaurants. S Royle noted that he felt that the petitioned warrant article put forth by the Dunkin Donuts owner would allow the people to decide whether or not to allow drive-thru restaurants in certain zone(s) in town.
9. C Twombly noted that she has been asked a lot about the Dollar General lawsuit. She noted that the court case has been postponed by Dollar General. She also confirmed that it has not been withdrawn; only postponed.
10. D DesRoches noted that the Library would like to put up a new sign. Non-profit entities are currently limited to 9 square feet. There is no reason for non-profits to be limited more than a regular business.

### **PUBLIC COMMENT**

11. None.

## **SET MEETING DATE**

12. The next regularly scheduled PB meeting will be 7pm, Thursday, September 1<sup>st</sup>, 2016 in Town Hall.

## **ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 7:23 pm.
<b>Made by:</b>	Tom Dube
<b>Seconded by:</b>	Connie Twombly
<b>Discussion:</b>	None
<b>Vote:</b>	5-0 in favor of the motion.

Respectfully submitted,  
Nathan Fogg