



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 15 September 2016

Approved: 10/20/16

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		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		Nancy Spencer-Smith		Richard Sager, Town Counsel	
David Silcocks, Member		Donna Martin	X		
Dick DesRoches, Member					

Also present were: Dan O'Lone, Jim Lowry, Cheri Schlenker, & Chuck Robbins.

CALL TO ORDER

1. Chairman Royle called the meeting to order at 7:05pm following the pledge of allegiance. Donna Martin was seated for Dick DesRoches.

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 noted that the revised plan had been changed to a 2-lot subdivision, with two lots of equal area and road frontage.

4. Dan O'Lone came forward, reviewed what had taken place back at the public hearing in March including a fire pond, upgrades to road culverts, and that the project had been revised to a two-lot subdivision to simplify the requirements and the approval process.
5. O'Lone reminded the PB of the waivers requested for wetland delineation and topographic survey. Enough wetland and topography were mapped to prove the parcels were buildable, the rest was filled in with Google Earth data. He believes that the reduction to two parcels should eliminate all of the previous questions raised during the first hearing.
6. The application is still a major subdivision application. The perimeter boundary was changed to match with an abutting survey for TM 176-01.
7. S Royle opened the hearing up for public comment. Cheri Schlenker asked about the stone walls. The stone walls along the boundary should not be disturbed with the exception of driveways and only if a gap in the existing stone wall cannot be utilized.
8. S Royle closed the hearing to public comment.
9. N Fogg noted that he had spoken with the fire department and their requirement for a fire pond was no longer necessary. If the PB wanted Mike Garrepy to update his review, he could respond before the next meeting (10/6.) N Fogg confirmed that he had reviewed the revised plan and it would be impossible to have a simpler plan. Two lots from one lot is as simple as a subdivision can be. And both lots comply with all zoning regulations.
10. T Dube made a motion to approve waivers.

MOTION: To approve the waiver requests from Development Regulations Sections: 4.07-12 (wetlands); 13 (slopes greater than 25%); 14 (topographic survey); 5.050-A (granite bounds); and B (1" iron rods) which are not necessary for this application.

Made by: Tom Dube

Seconded by: Steve Royle

Discussion: None

Vote: 3-0, in favor of the motion.

11. T Dube made a motion to conditionally approve the plan.

MOTION: To conditionally approve the 2-lot subdivision with the conditions that a signature block be added to the plan and that the final monuments as set be added to the plan.

Made by: Tom Dube
Seconded by: Steve Royle
Discussion: None
Vote: 3-0, in favor of the motion.

APPROVAL OF MINUTES

12. Minutes of the September 1st were reviewed.

MOTION: To approve the minutes from September 1st.
Made by: Tom Dube
Seconded by: Donna Martin
Discussion: None
Vote: 3-0, in favor of the motion.

BOARD BUSINESS

13. N Fogg noted that the budget meeting with the selectmen was changed to Monday, October 17th.

14. The PB discussed what the Shoreland Officer was doing and his purpose. There is minimal enforcement at the state level and we the town is being proactive to ensure compliance with the state laws and rules. The town has no additional rules beyond enforcing the state rules.

15. Chuck Robbins had previously suggested some wording regarding directing runoff to abutting properties being a violation. N Fogg noted that the PB had discussed his wording at their previous meeting and had suggested that the wording be added to Zoning Ordinance, Article 14, Performance Standards (General.) This way it would be applicable to all parcels in town, not just waterfront parcels if it were placed in Article 15 for the waterfront. Chuck Robbins showed the pictures that he has of property next to his property on Lovell Lake where runoff was directed towards his property.

16. The PB discussed erosion control and different methods that work other than silt fence, like erosion control sock and stump grindings. S Royle mentioned that the town should get some of the shoreland permit fee if we are the ones doing the enforcement.

17. N Fogg gave the PB a preview of a boundary line adjustment for Joy-Stevens that will have a public hearing at the next meeting.

PUBLIC COMMENT

18. None.

SET MEETING DATE

19. The next regularly scheduled PB meeting will be 7pm, Thursday, October 6th, 2016 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:42 pm.
Made by: Tom Dube
Seconded by: Donna Martin
Discussion: None
Vote: 3-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg