



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 6 October 2016

Draft: 10/13/16

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	X	Nancy Spencer-Smith	X	Richard Sager, Town Counsel	
David Silcocks, Member	X	Donna Martin	X		
Dick DesRoches, Member	X				

Also present were: Kerry Fox.

CALL TO ORDER

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance. Nancy Spencer-Smith was seated for Tom Dube until his arrival.

PUBLIC COMMENT

2. None.

PUBLIC HEARINGS

3. **Boundary Line Adjustment Plan Application** submitted by Fox Survey Company for properties owned by David A Joy and Alice Stevens on Railroad Avenue and Pigeon Hill Road, Tax Maps 244 - 21& 25. The applicants are proposing to change boundary line between their two properties.
4. Kerry Fox came forward and described the boundary line adjustment between David Joy and Alice Stevens. 1.77 acres would be taken from tax map 244-21 owned by David Joy and combined with tax map 244-25 owned by Alice Stevens. Alice Stevens parcel would become a conforming lot and David Joys parcel would remain a conforming parcel. Ms Stevens existing well has gone dry and the need to drill a new

well was one reason for adjusting the boundary between the two owners. Both parcels lie within the Residential-I zoning district and neither parcel lies within a flood zone based upon the latest FEMA maps.

5. S Royle asked if the abutting parcel, owned by the Town of Wakefield had changed since the previous Joy application and Mr Fox answered that it had not changed.

MOTION: To accept the Boundary Line Adjustment Application between Joy and Stevens.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 5-0, in favor of the motion.

6. Kerry Fox noted that there are 2 monuments that need to be set to define the new lot line.
7. S Royle opened and closed the public input portion of the hearing noting that no members of the public were present.
8. A discussion took place regarding whether or not abutters need to be noticed regarding waiver requests. N Fogg will check with Gerrapy and/or legal counsel regarding the need to notice abutters about waiver requests.
9. Waivers were discussed and the list of waivers requested is: 4.06-11, 12, 22, 23, & 24.

MOTION: To approve the waiver requests from Development Regulations Sections: 4.06-11 (wetlands); 12 (slopes greater than 25%); 22 (brief property history); 23 (general property description); and 24 (drainage summary) which are not necessary for this application.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None
Vote: 5-0, in favor of the motion.

10. N Fogg described that a list of waivers needs to be on the final plan and final monuments shown on the plan. Then the planning board would sign the final plan and mylar for recording.

MOTION: To conditionally approve the boundary line adjustment application for Joy and Stevens with the conditions that the waivers be listed upon the final plan and that the two monuments along the new property line be added to the final plan.

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

11. N Fogg presented Danny Bouzianis' proposed petitioned warrant article for the board to review. N Fogg also handed out his first draft of a proposed change to Article 21, sign ordinance.
12. D Silcocks left for a fire/ambulance call.
13. N Fogg noted that the first day to submit petitioned zoning warrant articles is November 14th and the last day is December 6th. He suggested that the first zoning public hearing be set for December 15th and the second hearing be set for January 5th.
14. S Royle asked about the Private Campsite, what do we have time to enforce? How much time would be required to properly enforce the ordinance? There is no sense implementing ordinances that cannot be enforced.
15. The PB discussed whether or not they should vote to recommend any petitioned warrant articles. Rick Sager will attend the next meeting and we can pose the question to him at that time.

APPROVAL OF MINUTES

16. No minutes for review.

BOARD BUSINESS

17. N Fogg noted that Mark LaRoche would be coming in for site plan review shortly. S Royle noted that they would probably want to hold a site walk for the application.

PUBLIC COMMENT

18. None.

SET MEETING DATE

19. The next regularly scheduled PB meeting will be 7pm, Thursday, October 20th, 2016 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:56 pm.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg