



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
19 May 2014

Approved
18 August 2014

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	X	George Frothingham	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Sharon Theiling, Vice Chairman	X	Doug Stewart	X		
Cecille Arnone	X	Steve Brown	X		
Judy Sjostrom	X				
John Crowell	X				

Also present were: John Knickerbocker, Sally Burr, Gary Burr

SITE WALK

1. The ZBA viewed the site at 21 Maple Street in the village of Union. No changes are proposed to the exterior of the building or the site.

ZBA MEETING

2. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance and explained the order of the proceedings.

PUBLIC HEARING

3. J Napekoski opened the public hearing for Stuart's Woodworking on property owned by Siemon Realty Co, TM 241-8 for a Use Variance and/or Special Exception to move the zoning line and asked if the applications were complete. N Fogg confirmed that there was a complete application package and the case could move forward.

MOTION: To accept the Stuart's Woodworking Variance Application.
Made by: Ceily Arnone
Seconded by: Judy Sjostrom
Discussion: None.
Vote: 5-0 in favor of the motion.

4. Richard Stuart explained how he wanted to use the building for woodworking manufacturing. He is expanding into this location in addition to his current location in downtown Milton next to the former Ray's Marina. The building has been used for manufacturing since about 1900 by several different companies. Mr Stuart handed out a timeline prepared by Paul Knickerbocker

from Siemon Company showing the list of companies and their approximate timeframes. Mr Stuart reviewed the list and the previous uses. Stuart's Woodworking would receive deliveries with a 24 foot straight truck and customers would not routinely visit the site, so the closed Maple Street Bridge should not be a factor for the proposed business.

5. Mr Stuart noted that that he has switched almost entirely to water-based products. He understands the abutter concern and noted that the spray booth area in the building is very antiquated and cannot be used as-is. He has handouts showing the products and paint booth that he uses today.
6. N Fogg reminded the ZBA that there are two applications before them and we could use either one or both to try to accommodate Stuart's Woodworking.
7. J Napekoski asked is there would be any displays at this location and about odor from the fumes. Richard Stuart noted that there would not be displays at this location and that the fumes from the products he uses is less that a regular can of paint that a homeowner would purchase to paint their house.
8. J Napekoski asked if any ZBA members had more questions for the applicant. Hearing none he opened the public input portion of the hearing and asked if anyone wanted to speak against the application. Hearing none he asked if anyone wanted to speak for the application.
9. Paul Knickerbocker from Siemon Realty Co spoke for the application and recapped the timeline reviewed by Mr Stuart and noted some benefits to the town. Hearing no further public comment, J Napekoski closed the public input portion of the hearing.
10. S Theiling noted that her questions regarding the operation and ventilation had been addressed. C Arnone feels that finding a good use for the building would be a benefit for the town. J Napekoski's only concern is the closed bridge, especially as it relates to emergency access. A recent fire on Maple Street showed how congested the area can get with emergency equipment trying to operate using only the one bridge.
11. J Napekoski asked the best way to move forward from here. N Fogg noted that the cleanest way to move forward was to approve the Use Variance because a variance runs with the land and would cover the building now and in the future. Moving the zoning line with a special exception would help the situation, but the line could change again in the future and manufacturing is still not defined as a permitted use in any zone.
12. J Sjostrom agrees with C Arnone that approving the variance to allow the use is better than having a vacant building in town. C Arnone believes that the variance is the best way to move forward. N Fogg noted that as Code Enforcement Officer, approving the variance is the best way to move forward.

MOTION: To approve the five criteria as one.
Made by: Ceily Arnone
Seconded by: Sharon Theiling
Discussion: None.
Vote: 5-0 in favor of the motion.

MOTION: To approve the Use Variance as presented as it meets all five criteria.
Made by: Ceily Arnone
Seconded by: John Napekoski
Discussion: None.
Vote: 5-0 in favor of the motion.

13. J Napekoski noted that there is a 30-day appeal period and that some action must be taken within 2 years from the date of approval. N Fogg noted that the ZBA should dispose of the Special Exception Application in some manner.

MOTION: To dismiss the Special Exception Application.
Made by: John Napekoski
Seconded by: Sharon Theiling
Discussion: None.
Vote: 5-0 in favor of the motion.

BOARD BUSINESS

14. Discussion about the ZBA Handbook and whether N Fogg needed to print it for members. D Stewart asked if there was WI-FI available in the conference room. The library has WI-FI available, but the reception is poor in the conference room. The selectmen have town issued laptops that can use the town WI-FI, but no other accommodations are made for public or general access WI-FI. D Stewart noted that it would be nice to be able to search information at a meeting to get answers or research reference materials.

APPROVAL OF MINUTES

15. None.

ADJOURNMENT

MOTION: To adjourn the meeting.
Made by: Ceily Arnone
Seconded by: Judy Sjostrom
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Code Enforcement Officer
Land Use Clerk