



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
23 May 2016

Approved 27 June 2016

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	S H	George Frothingham		Nathan Fogg, Land Use Clerk & Code Enforcement Officer	S H
Sharon Theiling, Vice Chairman		Doug Stewart	S H	Rick Sager, Town Counsel	
Ceily Arnone	S H	Judi DesRoches			
John Crowell	S H	Don Stewart	S H	Present:	
Steve Brown	S H			S=Site Walk H= Hearing	

Also present were: Bob Moriarty, Daniel Dropski, Jennifer Dropski, Catherine Allen, Sarah Hayes, & others.

CALL TO ORDER

1. J Napekoski called the Site Walk to order at 6:35pm. The applicant and their attorney discussed the plans for the existing office building and existing storage building.
2. The Dropskis and the ZBA discussed the parking and entrance layout and how drainage could/should be handled. Those present walked around the perimeter of the storage building.
3. J Napekoski recessed the Site Walk and invited everyone to the Town Hall Conference room for the public hearing.
4. J Napekoski reconvened the meeting at 7:00 pm following the pledge of allegiance. Alternate Doug Stewart was seated for member Sharon Theiling.

PUBLIC HEARINGS

5. After the members introduced themselves, Chairman Napekoski gave a brief explanation of the process for audience members – a checklist of applications; applicant will be called to appear and present their case; the meeting will be opened to public comment for the applicant; then opened for public comment against the applicant; the public comment section will be closed; the Board will discuss and deliberate the case; then announce their decision and special conditions.

6. John Napekoski opened the public hearing for a **Variance Application** submitted by Daniel & Jennifer Dropski on property owned by Richard Wilson Rines, located at 45 Meadow Street, Wakefield, NH (Tax Map 179-135). The applicants are requesting a variance from Zoning Ordinance, Article 3, Table 1, specifically Article 3, Table (to be permitted to allow a Boat and Marine Craft Dealer in the Village Residential District.)
7. N Fogg noted that the proper notice had run in the newspaper and the abutters had been notified and the application is complete.

MOTION: To accept the Variance Application as complete.
Made by: Steve Brown
Seconded by: Ceily Arnone
Discussion: None.
Vote: 5-0.

8. Bob Moriarty, attorney for the applicants Dan & Jenn Dropski of Seven Lakes Mobile Marine came forward to present the application. He noted that the existing storage building already housed auto & boat storage. Dan is an experienced and trained boat mechanic. The applicants plan to give the small office building an facelift, they plan to remove the tree from in front of the storage building, and level & add gravel to the area between the storage building and the street. This will allow for 9 or 10 parking spaces for boat drop off and pickup. The office building will be used for parts, and an office to meet customers.
9. The Dropskis currently use and will continue to use Clean Harbors to safely remove hazardous materials. Many materials that were formerly toxic have been switched to products that do not harm the environment, or are less harmful to the environment. All engine service and repairs will be done on the concrete floor in what will be the service building.
10. Operating hours will be daily from 8 am until 5 pm with shorter hours on weekends. There will be some boat part sales displays. This site does not have room for boat sales.
11. J Napekoski opened the public input part of the hearing. Jim Keating noted that this will be marine service, not a marina. The engine repair will be similar to Longmeadow Hardware or Colby's Garage, both located in the downtown village.
12. Dennis Miller noted that boat service is essential to our town considering the amount of lakes and number of boars in town. David Doyle noted that this is a necessary serve to have in town and that the owners live in town.
13. Doug Stewart noted that he felt this is a reasonable use and is similar to other businesses in te downtown area. Boat and Marine Craft Dealer should be considered as a permitted use in the Village/Residential zoning district.
14. J Napekoski asked if the five criteria should be considered as one.

MOTION: To consider the five criteria as one.
Made by: Doug Stewart
Seconded by: Ceily Arnone

Discussion: No further discussion.
Vote: 5-0.

15. J Napekoski asked is the ZBA should consider some type of screening for the storage building.
16. Dan Dropski asked if he could speak. He offered to upgrade the front of the storage building to compliment the office building.
17. Jim Keating reiterated that this proposed business is similar to other businesses in the downtown area. Bob Moriarty noted that car repairs are allowed in the Village zone so it seems inconsistent to not allow boat repairs.
18. J Napekoski asked if there were any comments against the application. Hearing none he closed the public input portion of the hearing.
19. J Napekoski asked if anyone had members had further comments.

MOTION: To approve the Variance Application with the condition that the front of the existing storage building be remodeled to be complimentary to the existing office building.
Made by: Steve Brown
Seconded by: Ceily Arnone
Discussion: No further discussion.
Vote: 5-0.

BOARD BUSINESS

20. None.

APPROVAL OF MINUTES

21. None.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:45 pm.
Made by: Doug Stewart
Seconded by: Ceily Arnone
Discussion: None
Vote: 5-0 in favor of the motion.

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