



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

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**Planning Board
Minutes of the Meeting
7 July 2005**

Members Present Rod Cools, Vice-chair; Joe Fluet, Chairman; Ed Morrison, Member; Nancy Spencer-Smith, Member; Desiree Tumas, Secretary

Others Present Donna Faucette, Alternate Member; Al Huntoon, Alternate Member; Richard Sager, Town Counsel; Gerry Mylroie, SRPC;

Public Attendance (As signed in) Charles McLaughlin; George Frothingham, Stan Lombara, Tom Dube, Chuck Robbins

Pledge of Allegiance

Chairman Fluet called the meeting to order, following the Pledge of Allegiance.

Alternate Member Huntoon, was seated on the Board in the absence of Member Smith. Selectmen Rep. Blackwood is absent; Chairman Fluet remarked that only another Selectman can sit in his absence and there is none present. The Board does have a quorum and will proceed.

Public Hearing

The Wakefield Planning Board will hold public hearings on Thursday, July 7, 2005 and Thursday, July 21, 2005 at the Wakefield Town Hall beginning at 6:30 p.m. in order to receive public comment regarding proposed amendments to the Wakefield Subdivision Regulations.

Chairman Fluet explained the difference between substantive and editorial amendments as well as the final approval process.

Alternate Member Huntoon steps down; Member Smith was seated.

Board Members and Members of the Public went on to discuss the proposed amendments; Chairman Fluet, Member Smith and Alternate Member Huntoon provided their written remarks to Mr. Mylroie.

Mr. Frothingham requested his remarks of opposition regarding the paving requirements on private roads, be noted in the Minutes of the Meeting.

Following brief discussion regarding the amount of substantive amendment, the Board concluded that, it would be impossible to have the proposed amendments ready for the noticed date of July 9th. A change of date notice will run in the Granite State News and will reflect the date change to August 4, 2005 for the final public hearing on the Subdivision Regulations.

Chairman Fluet explained to the public that, the hearing was continued until August 4, 2005 at which time the Board anticipates final approval.

Having nothing further, discussions were concluded.

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July 7, 2005**

Board Business

- 1. Begin review of the Site Plan Review Regulations as amended by Strafford Regional Planning Commission**

The Board postponed discussions until the July 14, 2005 Planning Board meeting. Having nothing further, discussions were concluded.

**Code Enforcement Q & A
Approval of the Minutes**

- 1. June 16, 2005**

The Board postponed approval of the June 16, 2005 Minutes of the Meeting until the July 14, 2005 Planning Board meeting.

Correspondence and Miscellaneous

- 1. Tax Map 81 Lot 1 - Watertown Village LLC – Ongoing Excavation without permitting**

Board Members discussed the work currently ongoing with Mr. Dube and concluded the excavation type work is incidental to the development of the approved subdivision.

Board Members requested further discussion when Code Enforcement was available. Having nothing further, discussions were concluded.

- 2. Tax Map 41 Lot 141 – Felton Francis – Ongoing Excavation without permitting**

The Board agreed to postpone discussions until Code Enforcement was available to discuss the pictures submitted to the Planning Board.

Having nothing further, discussions were concluded.

Adjournment

Member Morrison moved to adjourn the meeting, Member Cools seconds the motion as stated; the motion passed unanimously.

Respectfully submitted,

Desiree Tumas, Secretary