



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
TELEPHONE (603) 522-6205 FAX (603) 522-6794
PLANNINGBOARD@WAKEFIELDNH.COM

**Planning Board
Minutes of the Meeting
01 September 2005**

Members Present John Blackwood, Selectmen Rep.; Rod Cools, Vice-chair; Joe Fluet, Chairman; Ed Morrison, Member; Nancy Spencer-Smith, Member; Desiree Tumas, Secretary. **Others:** Donna Faucette, Alternate Member

Public Attendance (As signed in) Annie Robbins, Mike Hickey, John Ciardi, Mary Richards, Wayne Robinson, Pam Judge, Paul Winckler, Thomas Arcand, Rhoda Latorre, Carol Bucknam, Joyce Meehan, Pam Thompson, Dennis Miller Joseph Ruma, Larissa Mulkern.

Pledge of Allegiance

Chairman Fluet called the meeting to order following the Pledge of Allegiance explaining the Subdivision Regulation discussion would take place following discussions with Members of NROC.

Board Business

1. NROC

Chairman Fluet explained the process by which the Site Plan Review Regulations, Subdivision Regulations and Zoning Ordinances were reviewed, amended and enacted. The Planning Board and NROC Members will work together to amend the Zoning Ordinance by conducting meetings during the 1st and 2nd Thursday Planning Board Meetings.

Chairman Fluet went on to explain the population growth in Wakefield, the projected growth and various ways in which to control the growth such as a Growth Ordinance.

Chairman Fluet further explained the Wakefield Conservation Commission has been gathering data pertaining to the Natural Resource Inventory and the best uses of the inventory. Additionally, the Board will be formulating Impact Fees to assist with the added costs associated with growth and development

Board Members and Members of the public discussed various locations throughout the Villages of Wakefield already developed commercially as well as possible overlay districts and future use of the railroad.

Members of the public have volunteered for the following committees: **Zoning District Boundary:** John Blackwood, Rod Cools, Chairman of the Committee; Pam Judge, Annie Robbins, Mary Richards. **Zoning Language:** Donna Faucette, Wayne Robinson, Mike Hickey, Pam Thompson, Chuck Robbins, Joe Ruma, Paul Winckler, Ms. Putnam. Chairman Fluet and Member Smith will assist with both committees throughout the process.

Board Members and Members of the public went on to discuss the goals for the next meeting, before concluding discussions for the evening. Members of the public participating were provided a copy of the Zoning Ordinance.

Having nothing further, Chairman Fluet thanked members of the public for attending as well as the offer of assistance and discussions were concluded.

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Member Smith moved to take the Agenda out of order, Member Cools seconds the motion as stated; the motion passed unanimously.

Public Hearing (Continued from August 4, 2005)

- 1. Amended Subdivision Regulation - The Wakefield Planning Board proposes wide-ranging changes to the existing Wakefield Subdivision Regulations, both in terms of content and format, to correct a number of errors and deficiencies, to implement and complement changes in the Wakefield Zoning Ordinance, and to implement a more logical format.**

The Board and Members of the Public discussed the proposed wide-ranging changes to the existing Wakefield Subdivision Regulations, both in terms of content and format, to correct a number of errors and deficiencies, to implement and complement changes in the Wakefield Zoning Ordinance, and to implement a more logical format.

Board Members and members of the public concluded discussions and Board Members submitted proposed amendments to be sent to Mr. Mylroie.

Board Members discussed continuing the hearing until the October 6, 2005 Planning Board Administrative Meeting. Additional public notice will run in the Granite State News and the amended copy of the Subdivision Regulations will be available to the public at the Wakefield Town Hall. Dates will be provided in the public notice.

Chairman Fluet entertains a motion to continue the public hearing until October 6, 2005; ***Member Cools moved to continue the public hearing until October 6, 2005, Member Blackwood seconds the motion as stated; the motion passed unanimously.***

Having nothing further, discussions were concluded.

Board Business

- 2. Wakefield Tax Map 34 Lot 19 – Board determination of the non-buildable “park lot”**

Chairman Fluet recognized Tom Arcand who came forward and explained he has a Purchase and Sale Agreement on the property and was recently told that the lot is not a buildable lot as a result of the original subdivision which indicates the lot is a “Park”.

Mr. Arcand went on to explain that the owner of the original subdivision filed for bankruptcy and the Town ultimately assumed the property, at no time was an association designated. None of the Buttercup property owners uses the property and the property has remained vacant.

The Board discussed the Town Counsel’s letter dated September 17, 2004 which concluded the most reasonable long-term solution would be to tax the “park” lot as green area via an amenity feature to the remaining lots in the subdivision and that a letter should be written to the property owner indicating that the lot is non-buildable.

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Board Members reviewed the Amendment to Protective Covenants, which state "Park" Recorded at the CCRD, November 06, 2000.

The Board went on to review the September 25, 1986 Minutes of the Meeting which indicate the proposed subdivision was reduced to 25 lots, with the proposal of one lot to be designated a playground as well as green belt area near Witchtrot Road.

Following review of the material provided, Chairman Fluet polled the Board; Members Blackwood, Cools, Fluet and Morrison were inclined to waive various Boundary Line Adjustment requirements; Member Smith was not inclined to waive the requirements Chairman Fluet explained that all discussions in this meeting were non-binding on both the Board and the applicant.

Prior to the Planning Boards approval, Mr. Arcand would have to seek relief from the ZBA for the lot requirements as well as seek tax abatement from the Assessing Department.

Additionally, it was determined that Deed research would have to be conducted to address the other residents of Buttercup Lane that currently have deeds which dictate the use of the property. Deeds relinquishing rights to the "park" lot would also have to be provided.

Mr. Arcand thanked the Board for their time, stating he would consider the information provided.

Having nothing further, discussions were concluded.

3. 2006 Planning Board Budget

Following brief discussion, Board Members confirmed that, Chairman Fluet and Robin Frost would conduct the necessary budgetary discussions.

Administrative

1. Insignificant Change of Use Request Form

Following brief discussion, Board Members approved the Insignificant Change of Use Request Form as submitted, adding the Insignificant Change of Use Criteria as outlined in the Site Plan Review Regulations.

2. Preliminary Discussion Request Form

Following brief discussion, Board Members approved the Preliminary Discussion Request Form as submitted.

Code Enforcement

Approval of the Minutes

1. August 18, 2005

Member Smith moved to approve the August 18, 2005 Minutes of the Meeting as amended including amendments submitted by Member Smith and Chairman Fluet, Member Morrison seconds the motion as stated, the motion passed unanimously.

Correspondence and Miscellaneous

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Unscheduled Discussions

1. Wakefield Tax Map 28 Lot 35A - Schedule Site Walk

Following brief discussions, Board Members scheduled a Site Walk of the property, September 12, 2005 beginning at 6:00 pm.

Adjournment

Chairman Fluet called for further business to come before the Board, hearing none; entertains a motion to adjourn the meeting. ***Member Smith moved to adjourn the meeting, Member Morrison seconds the motion as stated; the motion passed unanimously.***

Respectfully submitted

Desiree Tumas, Secretary