



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
PLANNING BOARD

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**Minutes of the Meeting  
10 November 2005**

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

**Others Present** Robin Frost, Town Administrator; Al Huntoon, Alternate Member; Gerry Mylroie, SRPC

**Public Present** (As signed in) Doug Stewart, John Kenney, Cheri Schlenker, Cindy Barstow, Charlie McLaughlin, Dave Mankus, Jim Fuiod, Terry Martell, Chuck Robbins, Tom Dube, Joseph Ruma, Nancy Ruma, Nancy Jacobson, Anders Jacobson, Frank (illegible), Larissa Mulkern, Jacalyn Moriarty, Judy Nason

**Pledge of Allegiance**

Vice-chair Cools called the meeting to order following the Pledge of Allegiance, calling the Agenda out of order to address Board Business, Item 1.

**Board Business**

**1. Attorney Hall & Barbara Drew Letter – Re: Frohlich Conditions of Approval**

Vice-chair Cools recognized Attorney Hall and Barbara Drew.

Following brief and spirited discussion regarding the run-off and subsequent damage done to Mrs. Drew's property allegedly, as a direct result of the incomplete berm that was a condition of approval, the Board agreed to request Code Enforcement conduct a site walk of the property and report back to the Planning Board his opinion and recommendations.

***Member Smith moved to request Code Enforcement conduct a site walk to inspect the berm and report to the Board the results and recommendations resulting from the site walk, Member Faucette seconds the motion as stated; the motion passed unanimously.***

Secretary Tumas will contact Code Enforcement and request the site walk.

Having nothing further, Atty. Hall and Mrs. Drew were thanked for attending and discussions were concluded.

**Discussions**

**1. NROC Update – Amanda Stone  
a. Land Conservation Committee**

Vice-chair Cools recognized Doug Stewart who came forward and explained the Land Conservation Committee has created a draft checklist of Conservation Criteria for Wakefield which will be used for residents to evaluate the conservation potential of a property.

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The Land Conservation group in conjunction with Phil Auger of the UNH Co-operative Extension will conduct an informal breakfast to discuss concerns about the development of Wakefield at Greater Wakefield Resource Center, November 19, 2005 8:00 AM – 11:00 AM.

Copy of the checklist and information flyer were provided to the Board and Members of the Public. Secretary Tumas will post a copy on the municipal bulletin board in the town hall lobby as well.

Having nothing further, Mr. Stewart was thanked for attending and presenting and discussions were concluded.

b. Water Conservation Committee

Vice-chair Cools recognized Nancy Spencer Smith explained the Water Conservation Committee has been preparing the following to be included in the Master Plan as required:

- Describe major resources using existing maps
- Pollution Sources – further info is needed
- Preliminary study info will be provided to the public
- Land use recommendation
- Headway & water restrictions
- Contribution to the Water Resource Chapter of the Master Plan
- Identification
- Proposed Protection
- Public Education
- Enforcement

Several avenues of financing are being explored and it is expected that funding will be available.

Having nothing further, Vice-chair Cools thanked Ms. Smith for the information and discussions were concluded.

**2. Roadside/Scenic Buffer**

An unidentified person briefly explained there is documented material available from UNH as a possible resource to assist in creating language pertaining to buffers for wetlands and surface waters and will provide copies to the Board at the next meeting. Copies can be viewed and at: <http://ceinfo.unh.edu/CommDev/Buffers.pdf>

Mr. Guiod stated that additional information pertaining to road/scenic buffers will be provided at the next scheduled meeting December 1, 2005.

Having nothing further, Vice-chair Cools thanked members of the public for participation discussions were concluded.

**3. Revised Zoning District Maps**

Vice-chair Cools recognized Gerry Mylroie who briefly summarized the work and sources used thus far in amending the Site Plan Review and Subdivision Regulation which will be reviewed at a public hearing scheduled February 2, 2006.

Mr. Mylroie went on to explain that additional draft language will be provided at the next meeting pertaining to wetland regulations.

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Town Counsel and Mr. Mylroie went on to explain the proposed changes to the Zoning District Maps and the Zoning Ordinance.

The following members of the public commented on the proposed changes, Charlie McLaughlin, Joe Ruma, Andy Jacobson, Judy Nason, Terry Martell, Cheri Schlenker, Nancy Ruma, Jim Guiod, Tom Dube.

The following comments were received:

- Industrial Zone – does not provide enough allowable uses
- Prefer business/commercial in allowable areas along Rte 16
- Maintain the business commercial zoning district in the Pine River Steak House area not R-III
- Opposition to prohibiting boat storage in the R-II
- Industrial Zoning along Rte 16 is destroying prime commercial/business opportunity on Rte 16
- Include Business/commercial along Rte 16 with industrial behind
- Existing Union, East Wakefield, Woodman, Sanbornville Villages should remain the same without expansion to the business/commercial zones
- Existing Union, East Wakefield, Woodman, Sanbornville Villages should expand the business/commercial zones
- Favor changing Rte 109 to the Brookfield Town Line to business/commercial previously proposed and subsequently defeated by town vote is reintroduced.
- Several members of the public stated favorable comments regarding the proposed grocery/pharmacy and medical/retail building proposed and currently before the Board.
- Several members of the public stated favorably to maintaining a green belt along Rte 16
- Increase area requirements in the Sanbornville Village would hurt property owners
- Opposition to the increase acreage in the proposed agricultural zoning district to 5-acres
- Suggestion allowing campgrounds in the R-III zoning district

Board Members and Members of the Public briefly discuss the business/commercial overlay that was previously proposed and subsequently defeated by town vote.

Town Counsel went on to summarize the provided Table 1, 2 and 3 to be further reviewed at the December 1, 2005 meeting.

Mr. Mylroie reminded the Board and Members of the public that the zoning maps and ordinances are a work in progress encouraging members of the public to continue participation at the upcoming meetings.

Member Smith requested information on how additionally to curb growth through zoning regulation, that the current existing regulation provides excessive zoning. That we have the ability with the proposed zoning and is concerned about the ability to build more homes than population projections would warrant. Mr. Mylroie will provide the requested information.

Vice-chair Cools concluded discussions explaining the Board would resume discussions pertaining to the zoning ordinance and zoning district maps at the December 1, 2005 meeting, he thanked members of the public for attending and discussions were concluded.

**Board Business**

**2. George Szirbik – Dry hydrant – Witchtrot & Canal Road development**

Secretary Tumas explained Mr. Szirbik was unavailable to attend the meeting tonight and he requested discussions at the December 8, 2005 Planning Board Meeting.

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Additionally, Secretary Tumas received an e-mail from Jon Rouillard requesting the Board address the silt accumulation in the culverts along Witchtrot Road at Canal Road.

Mr. Szirbik has been informed of the additional request and will be prepared to discuss the issues at the December 8, 2005 meeting.

***Member Smith moved to approve the rescheduling of discussions with Mr. Szirbik to December 8, 2005 meeting, Member Blackwood seconds the motion as stated; the motion passed unanimously.***

Having nothing further, discussions were concluded.

**3. Hazard Mitigation Plan Approval**

Vice-chair Cools recognized Robin Frost, Town Administrator who explained the Hazard Mitigation Plan must be approved during a public hearing.

Secretary Tumas will schedule the hearing and make appropriate notice.

Having nothing further, discussions were concluded.

**4. Quorum needed to attend scheduled joint meeting, December 5, 2005 between the Planning Board and Zoning Board of Adjustment at the Applicants request pursuant to RSA676:2 Joint Meetings and Hearings.**

Secretary Tumas explained an applicant has requested a joint meeting pursuant to RSA 676:2. In brief, the applicant seeks to have a ROW removed from their property which will then be deeded to the existing road association.

The application requires an area variance from the ZBA because the area of ROW to be subdivided does not meet the minimum lot requirements. Civil action remedies have failed and Town Counsel recommends this action of remedy.

With consideration of the notice requirements, Monday December 5, 2005 has been determined to be the soonest date available and Secretary Tumas requested a quorum of Members to attend.

Members Blackwood, Cools, Faucette, Huntoon, Morrison, and Smith agree to attend the joint meeting.

Secretary Tumas will notify Chairman Fluet of the requested meeting at next weeks meeting.

Having nothing further, discussions were concluded.

**Approval of the Minutes**

**1. 03 November 2005**

***Member Smith moved to continue approval of the 03 November 2005 until the 17 November 2005 Planning Board meeting, Member Morrison seconds the motion as stated; the motion passed unanimously.***

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**Correspondence and Miscellaneous  
Unscheduled Business**

**1. Wakefield Tax Map 31 Lots 5 & 5A – Charles McLaughlin Conditions of Approval**

Vice-chair Cools recognized Charlie McLaughlin requests the Board sign the plans having provided the remaining conditions of approval as follows:

- \$2,000.00 Check for bonding purposes
- Approval letter from the Water Precinct
- Approval letter from NHDOT
- Approval letter from BOS approval

Member Smith suggested the Board sign the plans but hold recording until the check has been deposited into escrow. Following spirited debate, Mr. McLaughlin stated for the record, the payment provided was in good standing.

Alternate Member Faucette suggested the Board sign the plans and hold them until the Board could review and confirm the conditions of approval. Following spirited debate, Secretary Tumas confirmed the stated conditions of approval were the remaining items outstanding from the conditional approval.

Vice-chair Cools entertains a motion to accept the check in good standing allowing the Board to sign and record the Boundary Line Adjustment plan.

***Member Blackwood moved to accept the \$2,000.00 payment for bonding purposes to be deposited in escrow by the Town Administrator and that the Board sign and record the plans, Member Morrison seconds the motion as stated; the motion passed 4-in favor, 1-abstained vote by Alternate Member Faucette who was not seated during discussions.***

**2. Wakefield Tax Map 17 Lot 26 – James Mahoney - Doane-Ruggles Inc c/o Irving Oil Corp.**

Board Members were provided a copy of the letter submitted by James Mahoney dated November 10, 2005 to Ken Paul.

Upon review Board Members and brief discussion, the Board concluded by the notation made by Ken Paul dated November 10, 2005 that the current fire safety provisions in place comply with the IBC 2000, Table 1005.2.2 as well as compliance with the current Life Safety Code Table A.7.6.

Vice-chair Cools stated, he would prefer a second egress adding that the building meets the IBC and LSC requirements and entertains a motion to waive the condition of approval requiring a second emergency exit from the second floor with the addition of cooking equipment.

***Member Smith moved to waive the condition of approval requiring a second egress from the second floor, Member Blackwood seconds the motion as stated; the motion passed 4-in favor, 1-opposed vote by Vice-chair Cools.***

**Adjournment**

***Alternate Member Faucette moved to adjourn the meeting, Member Blackwood seconds the motion as stated; the motion passed unanimously.***

Respectfully submitted,  
Desiree Tumas, Secretary