



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
PLANNING BOARD

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**Planning Board  
Minutes of the Meeting  
11 August 2005**

**Members Seated** Rod Cools, Vice-chair; Joe Fluet, Chairman; Ed Morrison, Member; Rick Sager, Town Counsel; Nancy Spencer-Smith, Member; Desiree Tumas, Secretary

**Others Attending** Al Huntoon, Alternate Member; Gerry Mylroie, SRPC

**Public Attending** (As signed in) Charlie McLaughlin, David Lee, John M. Sul(illegible), James J. Guiod, Larissa Mulkern, Tom Dube. (Attending not signed in) Chuck and Annie Robbins.

**Pledge of Allegiance**

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

**Board Business**

**1. Jim Guiod – To discuss new architecture standards for ridge line development**

Mr. Guiod provided information during the Site Plan Review Regulation amendment discussions.

**2. Amend Site Plan Review Regulations - The Wakefield Planning Board proposes wide-ranging changes to the existing Wakefield Site Plan Review 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 Site Plan Review 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.

Chairman Fluet recognized Mr. Guiod who discussed various ordinances and regulations pertaining to architecture standards for ridgeline development.

Chairman Fluet explained that the Board has completed the subdivision regulation amendments, that a public hearing has been scheduled, for September 1, 2005. The Site Plan Review Regulation amendments are currently ongoing and it is expected, that the Board will complete the amendments this evening. In addition, it is expected, the Board will begin zoning ordinance amendments in September.

Mr. Guiod and Members of the NROC committee would like to attend the zoning amendment discussions when they take place to further discuss ridgeline protection and development. Mr. Mylroie will provide Secretary Tumas with an e-mail list of Members so they can receive a copy of the Planning Board Agenda.

Board Members and Members of the Public discussed including a 20-foot buffer zone for ridgeline development and protection of the view, concluding that the language provided in the subdivision regulations will be revisited during the hearing on September 1, 2005.

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Chairman Fluet thanked Mr. Guid for the information provided and redirects to review of the Site Plan Review Regulation starting with page 36, §507.

Member Smith proposed that the Board require pervious parking areas for all commercial development as well as increase to 25% landscaping for parking areas.

Following discussion, Chairman Fluet entertains a motion to increase the required landscaping for parking areas from 5% to 15% for all commercial development; not hearing a motion, Chairman Fluet entertains a motion for another proposed percentage.

***Member Smith moved to increase the required landscaping for parking areas from 5% to 25%, Chairman Fluet seconds the motion as stated; Board Members continued to discuss the motion on the floor and no vote was taken.***

Board Members went on to discuss requiring pervious material and design for parking areas of all commercial development. Following additional discussion, Chairman Fluet entertains a motion to require pervious material and design for parking areas of all commercial development.

***Member Smith moved to require pervious material and design for parking area of all commercial development; not hearing a second, the motion dies.***

Secretary Tumas provided Mr. Mylroie the suggested amendments from Code Enforcements, Steve McDonough.

Board Members provided Mr. Mylroie copy of their proposed amendments and discussions were concluded.

Mr. Mylroie will provide the amended copy of the Site Plan Review Regulations for the Boards review prior to the public hearing, scheduled October 6, 2005. Public Notice will be issued in the Granite State News and will include a date that the proposed language will be available to the public. Any further discussions pertaining to the Site Plan Review Regulations prior to the scheduled hearing will be posted on the Planning Board Agenda.

**Administrative Issues**

- 1. Wakefield Tax Map 5 Lot 25 – Conditions of approval and period of time allowed to complete**

Secretary Tumas explained that an abutter of the subject property came by the town hall and explained that she was concerned about the run-off that continues to flow from the subject property because the berm has not been completed and re-vegetation of the area has not been done, as conditionally approved by the Board.

It was questioned how long Mr. Frohlich had to complete the conditions of approval?

Chairman Fluet explained that the Applicant has 6 months to complete the conditions of approval before the Board considers taking action to rescind the approval.

Having nothing further, discussions were concluded.

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**Code Enforcement  
Approval of the Minutes**

**1. July 14, 2005**

*Member Cools moved to approve the July 14, 2005 Minutes of the Meeting as amended, Member Smith seconds the motion as stated; the motion passed unanimously.*

**2. July 21, 2005**

*Member Cools moved to approve the July 21, 2005 Minutes of the Meeting as amended, Member Smith seconds the motion as stated; the motion passed unanimously.*

**3. August 4, 2005**

*Member Morrison moved to approve the August 4, 2005 Minutes of the Meeting as amended, Member Cools seconds the motion as stated; the motion passed unanimously.*

**Correspondence and Miscellaneous**

**1. SRPC – Invoice 4131 – Professional Services – \$ 390.00**

Chairman Fluet signed the invoice.

**Unscheduled Business**

**1. Wakefield Tax Map 48 Lot 6B – Determination of peer review of the drainage calculations submitted for the proposed telecommunication tower.**

Following brief discussion that concluded peer review would not be necessary; Chairman Fluet entertains a motion not to require peer review of the drainage calculations.

*Member Cools moved that peer review of the drainage calculations would not be required for the proposed telecommunications tower, Member Morrison seconds the motion as stated; the motion passed unanimously.*

**Adjournment**

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

Respectfully submitted,

Desiree Tumas, Secretary