



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  
06 October 2005**

**Members Present** Joe Fluet, Chairman; Al Huntoon, Alternate Member seated in the absence of Member Cools; Ed Morrison, Member; Nancy Spencer Smith, Member; Desiree Tumas, Secretary

**Others Present** Richard Sager, Town Counsel

**Public Attendance** (As signed in) Mary Richards, Charlie McLaughlin, Philip Wood, Patrick Logan, Rita Hickey, Dorie Hickey, Eileen Norrington, Dave Mankus, Steve Miller., Jacalyn Moriarty, Pam Judge, Liz Olimpio, Tom Dube, Stan Lombara, Pam Thompson, Michael Hickey, Randi Parison, Allan O'Connell, Annie Robbins, Chuck Robbins, Larissa Mulkern.

**Pledge of Allegiance**

Chairman Fluet called the meeting to order following the Pledge of Allegiance and explained the Board would complete the few business items and would then move on to the zoning amendment discussions.

Chairman Fluet went on to explain, Selectmen Rep Blackwood was not able to attend the and that the other Selectmen were not available to sit in his absence.

**Public Hearing (Continued from August 4, 2005)**

**The following hearings will be rescheduled.**

- 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.**
- 2. Amended Site Plan Review Regulations - The Wakefield Planning Board proposes wide-ranging change 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 Ordinances, and to implement a more logical format,**

Chairman Fluet explained that the Subdivision Regulations were not ready for public hearing and the Site Plan Review Regulations were just distributed to the Board Members for review this evening.

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Chairman Fluet entertains a motion to continue the public hearing until the November 03, 2005 Planning Board Meeting adding that an amended notice would run in the Granite State News. Availability of the amended Subdivision and Site Plan Review Regulations will be included in the public notice published.

***Member Smith moved to continue the public hearing to approve the Subdivision and Site Plan Review Regulations until the November 03, 2005 Planning Board Meeting with an additional notice to run in the Granite State News indicating the availability date of the amended regulations, Member Morrison seconds the motion as stated; the motion passed unanimously.***

**Board Business**

- 1. Schedule discussions with George Szirbik, RE: Dry hydrant extension due to expire November 30, 2005**

Following brief explanation, the Board requested Secretary Tumas contact Mr. Szirbik and schedule the discussions

- 2. Schedule Site Walk - Major Site Plan Review, 31/203 & 204 White Mountain Highway – Chuck Robbins, proposed medical/retail & grocery/pharmacy. Hearing scheduled: Oct. 20, 2005**

Board Members scheduled the site walk for Monday, October 17, 2005 at 5:00 PM. Secretary Tumas will contact Member Blackwood regarding the schedule site walk and will provide a copy of the site plan submitted with the application.

**Unscheduled Discussions**

- 1. Philip Woods – Ivanhoe Subdivision**

**A. Road Bond extension request**

Mr. Wood explained the ledge incurred on the road has delayed the project and he has obtained a 61-day extension of the \$55,000.00 Road Bond.

***Alternate Member Huntoon moved to approve the 61-day extension, Member Morrison seconds the motion as stated; the motion passed unanimously.***

**B. Paving Request**

Mr. Wood explained he would like the Boards approval to install only the (2 inch) base course of asphalt paving until they have time complete the construction of most of the new homes on the road.

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This will do two things:

- It will allow the road to go through at least one winter cycle before the top (wearing) course is installed.
- It will keep the construction traffic off the finish course and therefore extend the overall life of the road

***Member Morrison moved to approve the request to install only the (2 inch) base course of asphalt paving until most of the new homes are constructed, Alternate Member Huntoon seconds the motion as stated; the motion assed unanimously.***

**C. Request to obtain building permits prior to paving**

Mr. Wood requested the Boards approval to obtain a building permit on Lot 11 prior to the installation of the asphalt paving. This will allow the developer to get started on their next home while they continue to work on the road. Additionally, Mr. Wood explained they would not close on Lot 11 until the road was completed.

Chairman Fluet questioned if Mr. Wood would be agreeable to the condition that an occupancy permit not issued until completion of the road.

Mr. Wood stated agreement to the condition that no occupancy permit is issued prior to the paving of the road.

Chairman Fluet entertained a motion to approve development of Lot 11 prior to installing the road if no occupancy permit were issued until the road was completed.

***No motion heard, the request is denied.***

Secretary Tumas explained a decision letter would be sent outlining the approved requests would be sent and copy provided to the Code Enforcement Department with a copy of the approved Minutes of the Meeting.

Having nothing further discussions were concluded.

**Approval of the Minutes**

**1. September 15, 2005**

***Alternate Member Huntoon moved to approve the September 15, 2005 Minutes of the Meeting as amended, Member Morrison seconds the motion as stated; the motion carried, 3-in favor, 1-abstained vote by Member Smith.***

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**Administrative**

**1. Possible Zoning Changes**

Board Members and members of NROC and members of the public discussed the following possible changes:

<b>Zone</b>	<b>Existing Min Lot</b>	<b>Proposed Min Lot</b>	<b>Notes</b>
RI	1-Acre	N/C	Multi-family same density as base zone (one dwelling unit per acre)
RII	1-Acre	1.5 Acre	Add Marina to permitted uses: fuel and provisions only; no boat launch, no docking or mooring except for fueling.
RIII Proposed		3-Acres	Preferred Residential Building Areas. Multi-family same density as base zone. Allow limited number of farm animals and limited agricultural use; no commercial animal farms
Sanbornville Village	8 ksf + 4 ksf M/F + 2 ksf B & C	1/2-Acre	Multi-family: add 10 ksf per unit Mixed use and Business; add 4 ksf for each business and 10 ksf per dwelling unit.
Agricultural	3-Acres	5-Acres	Multi-family same density as base zone. (Multi-family not recommended by Mr. Mylroie)
Farming (Proposed)		20-Acres	Prime agricultural soils Multi-family same density as base zone (Multi-family not recommended by Mr. Mylroie)
Business & Commercial	30 ksf or 20 ksf + 10 ksf M/F		Multi-family same density as base zone (30 ksf/20 ksf) Multi Business: Add 10 ksf per business
Light Industrial	30 ksf 20 ksf	1-Acre	Change permitted uses to light (clean) industry, educational, corporate (no walk in) office. Change performance standards to not visible from state or town roads. For grandfathered sites visible from road(s), max building area 25 ksf
All Zones			Scenic road buffer zones

Additional Items to be addressed next week:

- In-law situations
- Density pertaining to elderly housing
- Proposed location of RIII property
- Internal access for open space subdivision
- Additional incentives for open space subdivision that include affordable housing
- Open Space Subdivision changed to be required in certain circumstances

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Based on the discussions, Town Counsel will draft language to be discussed at the October 13, 2005 Administrative meeting.

Secretary Tumas was requested by Ken Paul, Code Enforcement to forward a copy of proposed language pertaining to Foundation Certification Requirements for Plans. Copy was given to Town Counsel.

Chuck Robbins questioned if proposed amendments would affect the application submitted for hearing October 20, 2005.

Board Members and Town Counsel agreed, Mr. Robbins application would not be subject to the proposed zoning amendments discussed this evening and scheduled for further discussion at the October 13, 2005 meeting

Chairman Fluet thanked members of the public for attending and concluded discussions explaining the Board would resume discussions pertaining to proposed zoning amendments at the October 13, 2005 Planning Board Meeting.

**Code Enforcement  
Correspondence and Miscellaneous**

- 1. Board approval to incur the cost of additional public notice continuing the Site Plan and Subdivision Regulation hearings.**

***Member Morrison moved to approve the additional public notice, Member Smith seconds the motion as stated; the motion passed unanimously.***

**Adjournment**

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

Respectfully submitted,

Desiree Tumas, Secretary