

TOWN OF WAKEFIELD, NEW HAMPSHIRE  
PLANNING BOARD

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
TELEPHONE (603) 522-6205 FAX (603) 522-6794

**MINUTES OF THE PUBLIC HEARING**  
**February 14, 2008**

Chairman Joe Fluet called the meeting to order at the Town Hall at 7:00 p.m. Attendees included:

<b>MEMBERS</b>		<b>ALTERNATES</b>		<b>STAFF</b>	
Joe Fluet, Chairman	X	Donna Faucette	X	Kathy Menici, Town Planner	X
Rod Cools, Vice Chairman	X	Ed Morrison	X	Bette Gallagher, Secretary	
John Blackwood, Selectmen's Rep		Dick Atwater		Richard Sager, Town Counsel	
Al Huntoon	X	Peg Stevenson	X	Arthur Capello, Bldg. Inspector	X
Nancy Spencer-Smith				John Ciardi, Code Enforcement	X

Other Attendees as signed in:

Thomas Dube  
Brad Hayes  
Andy Jacobson  
Michelle Giguere  
Relf Fogg

Chairman Fluet opened the meeting with the Pledge of Allegiance to the Flag.

The Chairman stated that the Board's secretary was not present tonight, would be transcribing from the tape and asked everyone to identify himself or herself for the record.

Chairman Fluet stated that the record should show that Alternate Member Donna Faucette is sitting in for Member Nancy Spencer-Smith.

**PUBLIC HEARING:**

**Wakefield Tax Map 156 Lot 21**

**Property located at 126 Davis Road, Wakefield, NH**

**Agricultural Zone**

**Property Owners: Douglas and Jean Ball**

The owners/applicants, Douglas and Jean Ball, have requested a preliminary consultation regarding an in-law apartment addition to the residence portion of their mixed-use property. The parcel, identified as Wakefield Tax Map 156 Lot 21, is located at 126 Davis Road, Wakefield, NH and lies within the *Agricultural* zone.

Planner Menici informed the Chairman that the Balls are unable to be here tonight due to the change in date because of last week's storm. They have asked to be continued until the next meeting on March 13, 2008.

Chairman Fluet said he would entertain a motion to continue.

**MOTION:** To approve at applicants' request a continuance until March 13, 2008  
**Made by:** Rod Cools  
**Seconded by:** Al Huntoon  
**Discussion:** None  
**Vote:** Unanimous

**PUBLIC HEARING:**

**Wakefield Tax Map 180 Lot 30**

**Property located at White Mountain Highway, Wakefield, NH**

**Business/Commercial Zone**

**Property Owners: The Frisbie Foundation**

**(cont'd from December 18, 2007) The owner/applicant, The Frisbie Foundation, through its agent, Scott A. Lawler of Norway Plains Associates, Inc., has applied for a Site Plan Review for the construction of a two story medical office building totaling 12,160 square feet for Wakefield Tax Map 180 Lot 30. Said property is located on White Mountain Highway, Wakefield, NH and lies within the *Business/Commercial zone*.**

Chairman Fluet introduced the business at hand and asked the Board members to identify themselves. Mr. Lawler introduced Joe Shields from The Frisbie Foundation to the Board.

Mr. Lawler reminded the Board that Frisbie Memorial Hospital is proposing a 12,160 square foot medical office building on a parcel they own on the west side of Route 16 just north of the Route 109 intersection.

Mr. Lawlor said this application is part of a previously approved application, which included a supermarket on a large tract of property and a 6,000 square foot medical office/general retail space on the lower parcel. This was approved about one and one-half years ago and required the creation of a turn lane from Route 16 that basically created the entrance to this site. At that point the lower piece of property was sold to Frisbie and they are now presenting this application to increase the square footage.

Chairman Fluet asked if only the lower portion of the property has been sold. Mr. Lawler confirmed this stating that Mr. Robbins still owns the upper portion as well as the easements through the second half of the property.

Mr. Lawler said that the increase in square footage does not increase the footprint to 12,160 square feet but to just over 6,000 because they have gone to two stories. He showed the plans to the Board pointing out that the architect has provided a foyer and an elevator to the second floor.

Mr. Lawler said that the parking area had been increased by adding a parking lot to the rear of the building and a one-way loop exit around the front of the building. He said that last month he presented

two waivers to the Board that were granted. One was for parking calculations reducing the number of spaces to 62 based upon other Frisbie owned facilities. Using ITE calculations White Mountain Survey confirmed the number of spaces. The second waiver was to allow the loop driveway to be closer than the 50-foot setback requirement from Route 16. Mr. Lawler said that the landscape architect has met with and spoken to the Town Planner numerous times during the process of designing the landscaping package. Mr. Lawler said Frisbie is known for well-maintained, well-landscaped facilities.

Mr. Lawler said that in order to accommodate the parking in back, the retention pond site was replaced by a State approved underground storm water system. Mr. Lawler reviewed the operation of the system for the Board.

Mr. Lawler said that the facility is serviced by Town water and he has a letter from the water precinct stating there is sufficient water to supply the building. He said the building would be sprinkled. Mr. Lawler said the facility would have an underground septic system that would be located in the front of the parking lot and State approval has already been obtained. All utilities would be underground. Mr. Lawler said based upon the Board's comments last month, Frisbie is in the process of obtaining bids for a backup generator. The bids would be for two alternatives – one for life/safety systems only and the other for full power to the facility.

Mr. Lawler said that they have obtained the necessary State permits and White Mountain Survey has completed the peer review for the Town.

Chairman Fluet asked if the facility is still going to be an urgent care with medical offices? Mr. Shields said it would be a walk-in care with two components to the first floor – primary care by appointment or walk-in care. The Chairman questioned the difference between walk-in care and urgent care. Mr. Shields said it is just the name.

The Chairman said the only issue he saw is that White Mountain Survey confirmed the traffic study that was done before was entirely adequate for the building because it was based upon the grocery store requirements. However, the right way to do this would have been for Mr. Robbins to base the survey upon a grocery store and the increased medical facility. Chairman Fluet said that the Board should make Mr. Robbins aware that the roadwork that was done may be inadequate for the addition of the grocery store.

Planner Menici said she had a discussion with Mark Lucy from White Mountain Survey and Mr. Lucy said both sites were evaluated for a grocery store. Mr. Lawler provided further explanation stating that when the traffic study was initially completed it was based upon the requirements of a grocery store to allow for the unknown. The study actually allowed for three times the use of a medical facility and twice that of a retail facility.

Chairman Fluet asked for comments from staff. Planner Menici said she was satisfied and Building Inspector Capello said both he and the CEO were also satisfied.

Member Huntoon said that the White Mountain Survey report mentioned the abandoning of the basement where the utilities would be in favor of a penthouse and asked Mr. Lawler about this change. Mr. Lawler said that was correct. The original application submitted for review indicated a poured basement but it was decided that due to the level of the water table the basement should be abandoned.

There will be a slab on grade and the utilities will be housed in a penthouse on the roof. Member Huntoon asked what the height of the building from grade would be? Mr. Lawler said it would be less than 35 feet average grade.

Alternate Member Morrison expressed concern about the direction of the storm water flow and Mr. Lawler said it would flow onto Route 16. Chairman Fluet said that the Town wellheads were up gradient from the outflow.

Chairman Fluet asked for further comments from the Board and hearing none, he opened the discussion to the floor and asked for comments from the public.

Andy Jacobson identified himself and said that it was decided at the last meeting the driveway placement would be looked at and asked if this had been done. Mr. Lawler said that this was looked at and based upon the existing hydrants and other on site existing utilities it didn't seem to be feasible to move it. Mr. Lawler further stated that by having their driveway opposite the other would create a four-way intersection, which would be preferable.

Mr. Jacobson said he understood the traffic flow, but snow removal needed to be considered. Chairman Fluet asked if the main entrance was wide enough for snow vehicles to make a ninety-degree turn and received an affirmative answer. The Planner directed attention to sheet 3 of the plans and pointed out the proposed snow storage areas.

Mr. Jacobson said he was still not comfortable with the amount of storm water being released and said all that water would end up coming across the lower portion of his property that is now dry.

Mr. Lawler said that the storm water runoff was analyzed using the standards that post-development rate not be increased over the pre-development rate and the system does meet the requirement. Mr. Lawler said that DES has also reviewed the drainage system.

Chairman Fluet said that to answer Mr. Jacobson's concern, the calculations, the analysis and DES concur that no more water would be leaving the site than is already leaving the site. Mr. Lawler agreed with the Chairman's statement. Mr. Jacobson asked what happens if his property cannot be used in the same manner as it currently can if it becomes wet?

Chairman Fluet said that is a legal issue; however, the rules clearly state that the design must meet the standard of no more water leaving the site after development than prior to development and this burden has been met. The Chairman said there are two issues, retention and detention: retention holds the water onsite until it can percolate or evaporate and detention provides for cleanup. The Chairman said that the system proposed has filters to provide the cleanup.

Chairman Fluet said that the best the Board can do is accept that a civil engineer has designed the system using appropriate criteria and the Board hired a civil engineer to review the calculations. Mr. Jacobson said that he is comfortable with both engineers involved but he still has concerns about liability. Would liability lie with the Town or one of the engineers?

Planner Menici said that at the expense of the applicant an engineer hired by the Town and working under contract with the Town would supervise the construction of the system. The Planner said that at

some point down the road if the drainage system is not performing correctly, Mr. Jacobson could request a compliance hearing in front of the Board. The Board would have the applicant come back in and at the applicant's expense have an engineer hired by the Town inspect the system, review the problem and make suggestions about how to correct it.

The Chairman said that he would have more concern if this were a state of the art system. Chairman Fluet directed Mr. Jacobson to listen carefully to the criteria that state for a given storm no more water would leave than would have left the site prior to development. In the event of a major storm, the water runoff cannot be compared to an average storm, but to what amount of water would have left the site for the storm in question.

Mr. Jacobson still questioned the difference in the available soil to allow for drainage because of the increase in impervious area and the removal of several feet of soil; however, the Chairman pointed out that the soil around the drains is more permeable after development because rocks are placed around the pipes and the soil is cleared of roots and other obstructions.

Vice-Chairman Cools said that looking at the elevation it appears that Mr. Jacobson's property is about two feet lower than the asphalt lot. The Vice-Chairman asked if the driveway could have a drainage bridge in it to direct the water to a low area. Mr. Lawler said that there are a series of catch basins installed along the top edge of the road designed to pick up the water and direct it into the system and pointed out the location of the basins and also confirmed that there is a pipe under the road.

Mr. Jacobson said that he is still concerned about the water being released down into the State right-of-way stating that the water from there comes back onto his property just below his building.

The Chairman asked for other questions from the floor and hearing none closed the floor to public discussion. Chairman Fluet asked Mr. Lawler to tell the Board what he is requesting.

Mr. Lawler said that he is requesting the Board to grant the waivers again since they were part of the plan acceptance. The Planner pointed out that the only one that was accepted was the one for parking and that needs to be formalized. Mr. Lawler said he is asking the Board for a conditional approval.

Chairman Fluet said that he has no problem with the parking and asked for Board comments. Vice-Chairman Cools said he felt the parking waiver had been well considered at the prior meeting, but it needs to be formalized. The Chairman asked for a motion to grant the waiver for parking.

**MOTION:** To accept the parking waiver for 62 parking spaces.  
**Made by:** Rod Cools  
**Seconded by:** Al Huntoon  
**Discussion:** None  
**Vote:** Unanimous

The Chairman asked Planner Menici if both waivers were in effect and the Planner said that both waivers had been approved. Chairman Fluet asked if proper notice had been made and the Planner said it had. The Chairman asked the Board if they had any more questions and they did not. The Chairman then opened the floor to public discussion one more time and there being none, he closed the floor.

Member Huntoon asked if the conditions of approval suggested in the Planner's report to the Board were all listed. Planner Menici said that those were the minimum conditions recommended by staff and the Board could add or subtract from the list as they saw fit.

Chairman Fluet asked if Mr. Lawler had reviewed the conditions and if they were acceptable. Mr. Lawler answered yes to both.

Chairman Fluet said he would entertain a motion to approve the application with the recommended conditions.

**MOTION:**                   **To Approve the application for an Amended Site Plan Review for the construction of a two story medical office building totaling 12,160 square feet with the following conditions:**

1. **All necessary local, state and federal permits to be obtained prior to beginning construction, including, but not limited to:**
  - a. **Sanbornville Water Precinct Board of Commissioners**
  - b. **NH - DOT**
  - c. **NH-DES Subsurface**
  - d. **EPA – SWPPP**
  - e. **NH-DES Alteration of Terrain**
2. **Surety in a form acceptable to Town Counsel and in an amount adequate to secure the completion of all site improvements, to include the landscaping plan. The Town's consulting engineer to determine the amount of surety to be provided.**
3. **All site improvements, including landscaping, shall be completed prior to the issuance of a Certificate of Occupancy. If site work is completed at a time of year that is impractical for the installation of the landscaping, separate surety shall be provided to guaranty the completion of the landscaping plan and the landscaping shall be completed within six (6) months of the issuance of the Certificate of Occupancy.**
4. **Funds to be escrowed with the Town of Wakefield to cover the estimated cost of construction inspections. Estimate of the cost to be prepared by the Town's consulting engineer.**
5. **Prior to beginning construction, the applicant, property owner and general contractor will participate in a pre-construction meeting to be organized by the Town's consulting engineer.**
6. **As-built site plans to be provided to the Planning Department prior to the final release of the surety.**
7. **Conditions of approval to be noted on the plan.**
8. **All waivers granted to be noted on the plan.**

**Made by:**                   **Donna Faucette**

**Seconded by:** Rod Cools  
**Discussion:** The Chairman opened the floor to public discussion and at request from Tom Dube read the conditions. There being no further comments, the Chairman closed the public discussion  
**Vote:** Unanimous

The Chairman told Mr. Lawler the application was approved and welcomed Frisbie to Wakefield.

Planner Menici asked the Chairman if they wanted to have construction inspections handled by CMA or have estimates from other firms. The Chairman said it was fine to remain with CMA.

### **BOARD BUSINESS:**

#### 1. Bickford Excavation Update

CEO Ciardi said that he communicated to them a list of deficiencies in the information provided to the Town and has not received the necessary information. Because of this, he cannot pass the application on.

The Planner said that they are looking for guidance from the Board as to what level of enforcement they want Code to undertake so that all sites are dealt with in a consistent manner. Member Huntoon asked if an excavation had been started and was told yes, that it was ongoing. The Chairman said that since the original approval the Bickfords have been steadily excavating the fill.

Planner Menici said that the State has been putting pressure on the Town to comply with the State excavation regulations and the Town has not adopted anything over and above what the State requires. The Planner said that the reason for this discussion was that there are other excavation pits in Town of a similar size and scale and she expects negative impact from property owners.

Chairman Fluet asked if the owners are doing anything that impacts the environment. CEO Ciardi said that there are issues with regard to unretained slopes. The Chairman said it is the Bickford's property that suffers as a result. In response to a question from Alternate Member Faucette, the CEO said there are no wetlands surrounding this site but there are regulatory issues. He also stated that there has been excavation in excess of the allowable and there is no documentation for this.

Chairman Fluet said he is not happy about the State passing regulations that the Town must enforce and asked the Planner what happens to the Town if the Board ignores this issue.

Planner Menici said that she is not sure if the State can come back at the Town with fines and suggested that Town Counsel be consulted. Chairman Fluet said he didn't think the State would say the Town owes large amounts of fines but would give them time to come into compliance. Planner Menici said that is basically what the State has already done and that is what has precipitated this matter. The Planner said that the State has called and said this must be done and that we are under obligation to enforce State as well as local laws.

The Chairman asked if there were complaints other than the State. CEO Ciardi said no. Vice-Chairman Cools said the State is looking for their taxes. Planner Menici agreed but said it was also a matter of reclamation of the sites. The Chairman said that is also an issue for the Town.

The Chairman revisited the original conditions of the approval stating that the Bickfords are doing exactly what they said they would do at the time and that was to excavate until they had a flat, buildable lot. Vice-Chairman Cools confirmed that the Board had done nothing that would have waived the Bickfords' responsibility to pay their taxes. The Vice Chairman said his concern was to avoid creating a situation where the State could come back to the Town and say that due to lack of enforcement the Town is liable.

CEO Ciardi said that the person who wants to excavate must file an Intent to Excavate with the Town stating how much material will be removed and the Selectmen/Assessors must sign off acknowledging that they have been noticed and any required surety has been posted. The Bickfords' application came in with 1,000 yards on it and much more than that has been taken.

The Board asked if the State actually comes out to check on these sites. The Building Inspector said that not only did the State Inspector view the site; she came into the Town offices to make staff aware of the issue.

CEO Ciardi said that there are two current complaints from the State, this one and one on Crystal Lane and he expects there will be another on Crystal Lane as well.

Vice-Chairman Cools said the property owners should be instructed to submit the proper form. CEO Ciardi said that on December 10, 2007, he requested the missing information and there has been no response. The CEO said that staff needs direction from the Board as to further action.

Chairman Fluet said it is unreasonable to expect them to measure anything until spring.

Planner Menici said this process started almost one year ago and at that point the first letter gave the Bickfords six months to submit the necessary information and that expired on November 1<sup>st</sup> of last year. Alternate Member Faucette questioned why they had not responded to the requests.

Chairman Fluet said the only issue involved here is the taxes the State wants to collect. The Chairman suggested that Code Enforcement continue trying to obtain the information.

## 2. Letter regarding Colosi subdivision

After a short discussion, the Board decided to continue this discussion to March 13, 2008.

## 3. DOT letter regarding driveway permits for Dube Construction Map 34 Lot 99

Planner Menici told the Board that the office received a copy of the paperwork from the State and it was included for informational purposes only.

## 4. Meeting Time and Schedule

Chairman Fluet confirmed that there would only be one meeting in March held on March 13, 2008. The Chairman said that Board officers would be elected at that meeting and suggested that if the Board wants him to continue as Chairman that they also select a Co-Chairman. He said that he could then step down perhaps in the fall and someone else could step up so there would be co-chairs next March when his term expires.

Planner Menici informed the Board that if there are co-chairs there is no vice-chairman.

The Planner pointed out the Board that the proposed schedule is for public hearings only and does not include the administrative meetings. The Board reviewed the proposed dates and approved the schedule.

**MOTION: To approve the Planning Board Meeting Schedule for April 2008 through September 2008**  
**Made by: Donna Faucette**  
**Seconded by: Al Huntoon**  
**Discussion: None**  
**Vote: Unanimous**

#### 5. New Application Review – Home Business

Planner Menici said the application before the Board is for the level one home business only which would basically someone with a home office with little or no client traffic. The Planner reminded the Board that they had decided this would be the level that would not require a public hearing, but would be turned over to the code officers as the designees of the Planning Board. Either the Building Inspector or the CEO would review the application for compliance, sign off and issue the permit.

Chairman Fluet said there should be no fee required for this level. He stated that most of the people who fall into this level would not even apply.

Planner Menici said that the application fee is within the authority of the Planning Board, but the permit fee is within the purview of the Selectmen.

After discussion, it was decided to eliminate the application fee and leave the permit fee in place for a home business that has little or no client traffic and no sign.

**MOTION: To require no application fee for Level One Home Business**  
**Made by: Rod Cools**  
**Seconded by: Donna Faucette**  
**Discussion: None**  
**Vote: Unanimous**

**MOTION: To approve the proposed application for Level One Home Business**  
**Made by: Donna Faucette**  
**Seconded by: Rod Cools**  
**Discussion: None**  
**Vote: Unanimous**

## 6. Plan NH

Planner Menici asked the Board for comments on the proposed submission she is making on behalf of the Town. The Planner said she had asked the Chairman for some input for question number 6 on the application. They came up with language that reads: to further support the economic development activities that are taking place in Sanbornville Village as well as supporting the historic restorations that are taking place here, insuring that the gateway is developed in a manner that complements the rural character of the community and that development occurs that is consistent with the Route 16 corridor study.

The Planner said she has put in for the fall session because that would allow more time for fundraising and more residents are here in the fall and would be able to participate.

Planner Menici said the application is due on February 26, 2008 and the only things to be added are the comments she had just read. The application will go in the mail next week. The Planner said she has received a letter of support from the Town of Brookfield and they have also said they would help with fundraising.

Member Huntoon asked the Planner to explain a TIF district. The Planner said that is Tax Increment Financing and a lot of communities in New Hampshire are currently using this technique when they have parcels they want to develop for a specific purpose and have that development occur in a specific manner. She explained that there are different funding sources that can be used for TIF and you look at what taxes the property is currently paying and any taxes over and above that which are collected from the development of that lot are used to pay off the funding mechanisms that a community might undertake. This can be used to pay off the debt for example to extend infrastructure.

## 7. NH Housing Coalition

Planner Menici told the Board that the NH Housing and Finance Authority organized the NH Housing Coalition and she has been invited as a former employee and as a Town Planner to participate. The Planner said she is on an e-mail list and is invited to two or three meetings a year where they discuss housing issues and what is going on in the State Legislature. She has received an e-mail regarding three bills that are going to the State Legislature. One is going through on the House side and two companion bills are going through on the Senate side and the intent of the bills is to codify the decision from 1991 when a developer sued the Town of Chester. This decision became a landmark affordable housing case in New Hampshire and the Legislature wants to make it State law that municipalities comply with the decision in that case which says that every town has a responsibility to provide some workforce housing and sets up general guidelines on what towns have to comply with. Planner Menici said she is bringing it to the Board's attention so they can contact their state representatives.

The Planner said they are defining what affordable is and proposing one level of affordability for rental housing and another level for "For Sale" housing. Multi-family housing will be defined as a structure containing six or more dwelling units for workforce housing not across the board. This is contrary to what the Town currently has in the Zoning Ordinances and density would also have to be looked at. The

Planner told the Board there is a lot of support on the State level for this legislation to go through because of the lack of affordable housing.

Planner Menici told the Board that the Town would have to make some changes to their regulations and if the legislation were passed, she would recommend that the changes be done as a workforce overlay district. She used Wolfeboro as an example explaining that they have limited the area to those downtown that are served by town water and sewer.

Chairman Fluet said they would have a period of time after passage to put new regulations into effect, but the Planner said they are proposing an effective date of sixty days after passage. The Planner said this would involve special town meetings for changes to the zoning ordinances and many towns would be affected.

Vice-Chairman Cools said in Rhode Island they were doing a subdivision and the developer was required to include affordable housing mixed into the development. Planner Menici said that would be inclusionary zoning and she has had experience with this. She explained that the exterior of the units generally looks the same but they may be smaller with a lower level of interior finish. The Vice-Chairman said this was a good way to go and the Planner agreed.

Planner Menici told the Board that applications for the New Hampshire Conservation and Planning Grant Program are being accepted and are due on April 11, 2008. She reminded the Board that up to \$20,000 in planning services is available with only a five percent match or \$1,000. The Planner recommended that the Board go ahead with Phase I and reviewed the services that would be provided.

The Board asked the Planner to proceed with the application for Phase I.

**CODE ENFORCEMENT:**

1. Updated Complaint Log

Building Inspector Capello said they are proposing to bring the complaint log to the Board on a quarterly basis rather than monthly. The Board agreed with this proposal.

**APPROVAL OF MINUTES:**

**MOTION:** To approve the Minutes for January 10, 2008  
**Made by:** Al Huntoon  
**Seconded by:** Donna Faucette  
**Discussion:** None  
**Vote:** Unanimous

**PUBLIC HEARING:**

**Wakefield Tax Map 212 Lot 12**  
**Property located at Governor's Road and Crystal Lane, Wakefield, NH**  
**Light Industrial Zone**  
**Property Owners: John Jr. and Deborah Crowell**

The owners/applicants, John Jr. and Deborah Crowell, through their agent Bryan Berlind of Land Technical Service Corp., have applied for a major subdivision of the parcel shown as Wakefield Tax Map 212 Lot 12 to create three lots. Proposed lot sizes are 15.834 acres for Tax Map 212 Lot 12, 1.337 acres for Tax Map 212 Lot 12-1 and 1.791 acres for Tax Map 212 Lot 12-2. Said property is located on Governor's Road and Crystal Lane, Wakefield, NH, and lies within the *Light Industrial* zone.

**MOTION:** To approve at applicants' request a continuance until March 13, 2008  
**Made by:** Rod Cools  
**Seconded by:** Al Huntoon  
**Discussion:** None  
**Vote:** Unanimous

**PUBLIC HEARING:**

**Wakefield Tax Map 42 Lot 5**

**Property located on Pine River Pond Road, Wakefield, NH**

**Agricultural Zone**

**Property Owners: Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust**

(Cont'd from January 10, 2008) The owners/applicants, Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust, through their agent Nate Fogg of Fogg Design, LLC, have applied for a Design Review for a 28-unit Elderly Housing Condominium Major Subdivision and associated Site Plan Review for Wakefield Tax Map 42 Lot 5. Said property is located on Pine River Pond Road, Wakefield, NH and lies within the *Agricultural* zone.

(Cont'd from January 10, 2008) The owners/applicants, Charles & Charletta McLaughlin, McLaughlin Family Revocable Trust, through their agent Nate Fogg of Fogg Design, LLC, have applied for a Conditional Use Permit to allow a wetlands crossing at the proposed 28-unit Elderly Housing Condominium Project for Wakefield Tax Map 42 Lot 5. Said property is located on Pine River Pond Road, Wakefield, NH and lies within the *Agricultural* zone.

**MOTION:** To approve at applicants' request a continuance until March 13, 2008  
**Made by:** Rod Cools  
**Seconded by:** Donna Faucette  
**Discussion:** None  
**Vote:** Unanimous

**CORRESPONDENCE AND MISCELLANEOUS:**

1. SRPC letter on Shoreland Protection Act Changes

Chairman Fluet reminded the Board about the DES presentation on April 23.

2. OEP Spring Conference Announcement

Chairman Fluet asked any Board members who wish to attend to let the Planner know. Planner Menici told the Board that it would be held at the end of April and there is no agenda yet.

**ADJOURNMENT:**

**MOTION:**           **To adjourn the meeting at 8:45 pm**  
**Made by:**           **Rod Cools**  
**Seconded by:**      **Donna Faucette**  
**Discussion:**       **None**  
**Vote:**               **Unanimous**

Respectfully submitted,

Bette Anne Gallagher  
Planning Board Secretary