



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
January 5, 2010

Chairman Rod Cools called the meeting to order at the Town Hall at 7:30 pm. Attendees included:

MEMBERS		ALTERNATES		STAFF	
Rod Cools, Chairman	X	Dave Mankus	X	Robin Frost, Town Admin	X
Donna Faucette, Vice-Chairman		Jerry O'Connor	X	Donna Beaudoin, Secretary	X
John Blackwood, Selectmen's Rep	X	Tom Dube	X	Arthur Capello, Bldg. Inspector	X
Al Huntoon	X	Paul Winckler	X	John Ciardi, Code Enforcement	X
Peg Stevenson	X	Stephen Royle	X		

Other Attendees as signed in: Valerie Ward, Pam Judge, John Waitner, Dick Wessell, Marg Wessel, Steve Brown

Other Attendees not signed in: Jim Miller, Daymond Steer

Chairman Cools opened the meeting at 7:30 pm. Alternate Member Stephen Royle is sitting in for Vice Chairman Faucette.

PUBLIC COMMENT

Chairman Cools opened the session for public comment. Hearing none, the Chairman closed the public comment session.

PUBLIC HEARING

PROPOSED ZONING AMENDMENTS

I. Home Based Contractor Yard (New Article)

The Planning Board proposes to add development standards and related definitions for this use.

Chairman Cools briefly overviewed the article by explaining that this would make it possible to have a contractor yard whereas up until now it was not allowed. This would allow existing contractor yards and it would set guidelines for new contractor yards.

He asked for any questions from the Board and the public. The Chairman recognized Daymond Steer who asked what section of Town new contractor yards would be most likely to appear. Mr. Cools answered that in the future, they would not be allowed in R2 and R1. He said that they are not more likely to appear in any one part of Town, it would be dependent upon where a contractor located his home. Discussion followed regarding areas of Town where it would be considered a home based contractor yard vs. areas of Town that it would be considered a business.

Chairman Cools recognized Deputy CEO Ciardi who suggested a change to paragraph B, #4. Mr. Ciardi suggested that the Board consider replacing "The Home Based Contractor Yard shall not occupy more than twenty five percent (25%) of the lot area and not to exceed two (2) acres" with "The Home Based

Contractor Yard shall not occupy more than twenty five percent (25%) of the lot area and shall not exceed two (2) acres whichever is less". After some discussion, the Board agreed that this was appropriate.

MOTION: To amend the language of the Home Based Contractor Yard under paragraph B, item #4 from "The Home Based Contractor Yard shall not occupy more than twenty five percent (25%) of the lot area and not to exceed two (2) acres" to "The Home Based Contractor Yard shall not occupy more than twenty five percent (25%) of the lot area and shall not exceed two (2) acres whichever is less"

Made by: Al Huntoon

Seconded by: John Blackwood

Discussion: None

Vote: All in favor, none opposed

The Chairman once again recognized Deputy CEO Ciardi. He next suggested the Board review Article 33, Definition of Home Based Contractor Yard, third paragraph:

"For the purpose of this definition the following are not considered Home Based Contractor Yards but are considered an accessory use on a parcel where there is an existing residential use and the equipment described below is owned and operated by an occupant of the residence:

- One operational pick-up truck and associated plows, trailers, and similar equipment; or
- Up to three pieces of operational construction-related vehicles or equipment."

Mr. Ciardi suggested that the Board consider adding the following at the end of this paragraph:

"Such accessory use is allowed and does not require registration with the Code Enforcement Officer"

The Board discussed this and agreed that it was appropriate to be added in parenthesis.

MOTION: To add to the definition of Home Based Contractor Yard, at the end of paragraph three and in parenthesis "such accessory use is allowed and does not require registration with the Code Enforcement Officer"

Made by: Peg Stevenson

Seconded by: Al Huntoon

Discussion: None

Vote: All in favor, none opposed

Member Stevenson stated that the Board had previously discussed the fact that the Town Warrant should include a statement that identifies grandfathering. This was discussed and the Board agreed to amend the language of the Town Warrant by adding "both new and existing" as follows:

Amendment adds "Home Based Contractor Yards" both new and existing as a permitted use in specific zoning districts and adds development standards and related definitions associated therewith?

MOTION: To amend the language of the Town Warrant to: Amendment adds "Home Based Contractor Yards" both new and existing as a permitted use in specific zoning districts and adds development standards and related definitions associated therewith?

Made by: Peg Stevenson

Seconded by: John Blackwood

Discussion: None

Vote: All in favor, none opposed

II. Article 3, Table I – Permitted Uses / Business and Commercial Uses

The Planning Board proposes to add Home Based Contractor Yards as a permitted use in the Residential III, Light Industrial and Agricultural districts and add a footnote subject to the requirements of the proposed Home Based Contractor Yard article.

Chairman Cools asked if there were any questions on this. Member Huntoon commented that the purpose for this was to check the table for accuracy.

MOTION: To approve the proposed amendment to Wakefield Zoning Ordinance Article 3, Table 1 “Permitted Uses” by adding the “Home Based Contractor Yard” row to the “Business and Commercial Uses” portion as a permitted use in the Residential III, Light Industrial and Agricultural districts and add a footnote subject to the requirements of the proposed Home Based Contractor Yard article.

Made by: John Blackwood

Seconded by: Peg Stevenson

Discussion: None

Vote: All in favor, none opposed

III. Article 3, Table I – Permitted Uses / Business and Commercial Uses

The Planning Board proposes to add Car Washes as a permitted use in the Business/Commercial and Light Industrial districts.

Chairman Cools gave a brief overview of the fact that at previous master plan meetings, car washes have been discussed. He explained that certain guidelines would be established but the Planning Board was aware of the public's desire to allow them in Wakefield.

The Chairman recognized Building Inspector Capello who suggested that because the most likely location for a car wash is Route 16 and in light of the fact that most of Route 16 is zoned Residential III or Agricultural, the Board might consider car washes as a conditional use in these zones. After some discussion, the Board decided that this could be looked at over the next year when the Board would be reviewing a Route 16 Overlay district.

MOTION: To approve the proposed amendment to Wakefield Zoning Ordinance Article 3, Table 1 “Permitted Uses” by adding “Car Wash” row to the “Business and Commercial Uses” portion in the Business/Commercial and Light Industrial districts.

Made by: Peg Stevenson

Seconded by: Al Huntoon

Discussion: None

Vote: All in favor, none opposed

IV. Article 17 – Route 16 Corridor

The Planning Board proposes to remove the existing language of Article 17 from the Zoning Ordinances and reserve Article 17 for future use.

Chairman Cools asked for any questions on this. Daymond Steer asked if this was basically housekeeping and Mr. Cools replied in the affirmative. Alternate Member Mankus requested that the existing Article 17 be read for the record. The Chairman read the following aloud:

“All business, commercial and industrial uses that have frontage on Route 16, or that have access from Route 16, shall require a Conditional Use Permit”.

MOTION: To remove the existing language of Article 17 from the Zoning Ordinances and reserve Article 17 for future use.

Made by: Peg Stevenson

Seconded by: John Blackwood

Discussion: None

Vote: All in favor, none opposed

V. Article 24 – Personal Wireless Service Facilities (modify article)

The Planning Board proposes to increase the maximum height above the average mature tree canopy for ground- mounted facilities and to provide the option to require a balloon test.

The Board briefly discussed the reason for this change and the fact that this would eliminate the need to go before the Zoning Board of Adjustment as has happened in the past.

MOTION: To amend Wakefield Zoning Article 24, Section H,3 to “Ground-mounted personal wireless service facilities shall not exceed thirty (30) feet above the average mature tree canopy height” and Section E to include “Balloon test may be required”.

Made by: Peg Stevenson

Seconded by: Al Huntoon

Discussion: None

Vote: All in favor, none opposed

Chairman Cools reminded all present of the next meeting for Zoning Amendments on January 19, 2010 at 7:00 pm. He also reminded the group that no changes could be made at that meeting, the amendments would just be reviewed.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:05 pm

Made by: Peg Stevenson

Seconded by: John Blackwood

Discussion: None

Vote: Unanimous

Respectfully Submitted,

Donna Beaudoin
Planning Board Secretary