



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 11, 2010

Vice Chairman Donna Faucette called the meeting to order at the Town Hall at 7:00 pm. Attendees included:

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

Attendees present: Jeffrey Cuevas, Mary Cuevas

Vice Chairman Faucette opened the meeting at 7:00pm with the Pledge of Allegiance to the Flag. The record should reflect that Paul Winckler is sitting at the table in the absence of Rod Cools.

**PUBLIC COMMENT**

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

**PUBLIC HEARING**

**Jeffrey Cuevas has requested a Preliminary Discussion regarding proposed future usage of a Convenience Store (Woodman's Corner Store) that he is currently under contract to purchase. The property is located at 3400 Province Lake Road, Tax Map 47 Lot 30.**

Vice Chairman Faucette invited Jeffrey Cuevas to approach to table. Following introductions, the Vice Chairman asked Mr. Cuevas to outline what he would like to do. Vice Chairman explained that because this is a preliminary hearing, anything discussed by either side is nonbinding. Mr. Cuevas explained that there is currently a bait shop within the store and he is proposing to relocate this to the one bay garage located on the end of the building. The garage is currently used for storage only. A question arose whether this bait shop would be open year round and if so, would it be heated- Mr. Cuevas stated that it would be opened year round and that he would be installing heat. Member Huntoon asked if Mr. Cuevas had any previous experience in this type of operation and he answered that he did not. Member Huntoon questioned the demand for a bait shop on a year round basis and Mr. Cuevas explained that this was just a piece of what he had planned for this location. He planned on continuing to run the store and growing the bakery that is inside where he will be selling fresh donuts and other baked goods. He would continue to sell groceries, ice cream, pizzas, subs, etc and he would be adding other items as the public needs or wants arose. The existing Laundromat would be improved. Mr. Cuevas explained that his intention was to maintain the country façade of the building. The Board discussed the fact that this would be a change of use and determined that it would not be significant. Mr. Cuevas then discussed his plans regarding signage and Vice Chairman Faucette stated that the Code Enforcement Officer was the individual who

could offer guidance with this. The Board asked Mr. Cuevas if he had decided on a store name and he replied that it would be “Country Goods and Groceries”. Selectmen’s Representative Blackwood asked if he planned on having a butcher shop within the store and Mr. Cuevas answered that he planned on doing this. Mr. Cuevas asked what his next step would be after purchasing the property. He was advised to come back before the Planning Board with an application for Insignificant Change of Use. This would be discussed at a public hearing and would require notice to the public.

**CORRESPONDENCE AND MISCELLANEOUS**

**1. The Source – winter 2010**

**BOARD BUSINESS**

**APPROVAL OF MINUTES**

**MOTION: To approve the minutes of February 4, 2010**

**Made by: Al Huntoon**

**Seconded by: Peg Stevenson**

**Discussion: None**

**Vote: All in favor, none opposed**

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 7:20 pm**

**Made by: Peg Stevenson**

**Seconded by: Paul Winckler**

**Discussion: None**

**Vote: All in favor, none opposed**

Respectfully submitted,

Donna Beaudoin  
Planning Board Secretary