



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
PLANNING BOARD

2 HIGH STREET  
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MINUTES OF THE PUBLIC HEARING  
February 4, 2010

Chairman Rod Cools called the meeting to order at the Town Hall at 7:00 pm. Attendees included:

MEMBERS		ALTERNATES		STAFF	
Rod Cools, Chairman	X	Dave Mankus	X	Arthur Capello, Bldg. Inspector	X
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	X		

Other Attendees as signed in: Relf Fogg, Mark Soucy, Dawn Park

Other Attendees present: Kerry Fox

Chairman Cools opened the meeting at 7.:00pm with the Pledge of Allegiance to the Flag.

**PUBLIC COMMENT**

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

**PUBLIC HEARING**

The owners/applicants, Robert and Dawn Park; and Robert and Dawn Park and Robert Stetson; and Mark and Laurianne Soucy; through their agent Kerry Fox, Fox Survey Company, have applied for a boundary line adjustment of land exchange to annex .16 acres from Tax Map 235/13 to Tax Map 240/Lot 16 and to annex .94 acres from Tax Map 240/16 to Tax Map 235/ 15. Proposed lot sizes are 3.66 acres for Tax Map 235/13, 4.31 acres for Tax Map 235/15 and 4.45 acres for Tax Map 240/16. Said properties are located at 145 Wakefield Road, Union NH and 237 Wakefield Road, Union, NH and 143 Wakefield Road, Union, NH and lies within the *Residential II/Union Meadows zone*.

Chairman Cools invited the applicants and their agent to approach the table. Kerry Fox began his presentation by explaining that there were three lots of record that would be affected by this boundary line adjustment. The Board had previously approved a boundary line adjustment for the Parks and Stetsons and it was then discovered that the Soucy's driveway and shed had been constructed on the Park's property located at tax map 235, Lot 13. The purpose of this boundary line adjustment was to correct this by adding 7,000 sq ft to the Soucy's property located at map 240 lot 16 from the Park's property located at map 235 lot 13. In addition, .94 acres will be added to the Park's property located at tax map 235 lot 15 from the Soucy's property located at map 240 lot 16.

The Board questioned conformance of the lots and noted the fact that the Soucy lot was non-conforming due to the lack of road frontage. Mrs. Park stated that easements for the driveways were all recorded.

Vice-Chairperson Faucette asked for clarification as to number of owners in relation to number of lots and was advised that there were two owners and three lots of record involved in this application. Chairman Cools asked for clarification of proposed acreage for each lot and Mr. Fox provided the detail as requested. Member Huntoon asked about proximity of wells and septic systems and Mr. Fox pointed out their locations on the plan. Mr. Fox informed the Board that the pins had not yet been set. Chairman Cools noted that if the application was approved, this would be a condition of approval. The Chairman asked if there were any further questions from the Board.

**MOTION: To accept the application for boundary line adjustment of land exchange to annex .16 acres from Tax Map 235/13 to Tax Map 240/Lot 16 and to annex .94 acres from Tax Map 240/16 to Tax Map 235/ 15.**

**Made by: Al Huntoon**

**Seconded by: Donna Faucette**

**Discussion: None**

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

Chairman Cools opened the discussion to the public for comment. Hearing none, he closed the public comment session. The Chairman then requested that a motion to approve be made and conditions of approval be decided.

**MOTION: To approve the application for boundary line adjustment of land exchange to annex .16 acres from Tax Map 235/13 to Tax Map 240/Lot 16 and to annex .94 acres from Tax Map 240/16 to Tax Map 235/ 15 with the following conditions:**

- 1. Pins and monuments to be set and noted on the final plan**
- 2. Easements to be noted on the final plan**

**Made by: Donna Faucette**

**Seconded by: Al Huntoon**

**Discussion: None**

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

## **BOARD BUSINESS**

### **1. Review of Frisbie Medical Offices As-Built Survey and discuss final release of escrow**

This could note be done at this time as final review from CMA has not been received at the Planning Department.

### **2. Proposed Meeting Schedule – April 2010 through September 2010**

The Board reviewed the schedule and the Chairman asked for any comments. Member Stevenson requested that the meetings for April be changed from April 1<sup>st</sup> and April 8<sup>th</sup> to April 8<sup>th</sup> and April 15<sup>th</sup> so as not to conflict with the Easter holiday week. Selectmen's Representative Blackwood noted that the Board needed to keep in mind the timing of newly elected officials when deciding on the April meeting schedule.

**MOTION: To change the meetings scheduled for April 1<sup>st</sup> and April 8<sup>th</sup> to April 8<sup>th</sup> and April 15<sup>th</sup>.**

**Made by: Peg Stevenson**

**Seconded by: John Blackwood**

**Discussion: None**

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

At this time, Chairman Cools informed the Board that he would not be present at next week's Administrative hearing. He requested a review of the agenda for next week from the Secretary who informed the Board that there was a request for a preliminary discussion scheduled. The Chairman reviewed the rotation of Alternates and it was decided that Paul Winckler would sit in his place for next week's meeting.

Chairman Cools asked if there was anything else to come before this Board tonight. The Chairman recognized Alternate Member Dube who asked about the status of the Master Plan.

The Chairman replied that it would be discussed at a future meeting and would possibly include the individual who was being considered for planning consultation services. The conversation continued involving the possibility of scheduling a workshop. Member Stevenson stated that the consultant might be able to utilize the information already gathered by the members and also add insight as to how to renew the public's interest in the process.

The Chairman recognized Relf Fogg who questioned the background of the consultant. Chairman Cools informed Mr. Fogg that the consultant was from Rollinsford which is similar to Wakefield in character. Vice Chairperson Faucette added that this consultant has worked in local areas and has been involved in preparing other master plans. The Chairman went on to say that the existing Master Plan was prepared ten years ago and the needs of the current residents should be addressed in the updated plan. Alternate Member O'Connor asked why the Master Plan needed to be totally redone and whether it could be updated one section at a time and commented that some things in the current Master Plan are still accurate. Discussion followed regarding the fact that there was not a need to reinvent the wheel. Member Huntoon stated that the previous Town Planner had stated that the current Master Plan did not look toward the future and the updated plan would need to do that. Alternate Member Mankus stated that in conjunction with the Master Plan update, there would also be a need to review the zoning regulations. The discussion continued and included the possibility of a public transit system for commuters as well as for recreation. Chairman Cools stated that this might be difficult to accomplish because Northcoast owns the railroad line.

Relf Fogg commented that the benefit of bringing in a consultant to complete the Master Plan this year was that it may not be necessary to provide funding for a planning consultant for a few years to follow. Chairman Cools replied that the consultant's time would be limited due to the budget constraints and would also need to be available for other planning services as needed by the Board. Mr. Fogg stated that he thought the Board should be able to decide on applications without the benefit of a consultant's services.

Alternate Member Dube stated that he would be willing to volunteer to work with the Paul School and continue with the project that was started with them by the Planning Board in conjunction with the development of the Master Plan. Member Stevenson stated that the Board involvement in this project was limited. Chairman Cools added that this could be discussed at a future meeting.

Alternate Member Mankus questioned the status of the Capital Improvement Plan (CIP). Member Stevenson responded that the plan would be finalized and would be distributed after the election. Mr. Mankus asked who was on this committee and Mrs. Stevenson replied that it was Howie Knight, Denny Miller, Donna Faucette, Priscilla Colbath and herself. Mrs. Stevenson went on to state that all of these things brought up during this conversation dovetail – Master Plan, Zoning, CIP. Member Stevenson also stated that the warrant article (if passed) for the hiring of a preservation planner to complete the cultural and historical chapter of the Master Plan will also be an important piece.

Alternate Member Winckler asked what the completion of the Master Plan means in terms of grants. Member Stevenson responded that it would make additional grant funding available that would not have been available without an updated Master Plan. Building Inspector Capello added that he knew of a town that came in second for a grant approval due to the fact that they did not have an updated master plan and this was the deciding factor.

**APPROVAL OF MINUTES**

**MOTION: To approve the minutes of January 19, 2010**

**Made by: Al Huntoon**

**Seconded by: Peg Stevenson**

**Discussion: Donna Faucette and John Blackwood not present for this meeting**

**Vote: Three in favor, two abstain**

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 7:40 pm**

**Made by: Al Huntoon**

**Seconded by: Donna Faucette**

**Discussion: None**

**Vote: Unanimous**

Respectfully submitted,

Donna Beaudoin  
Planning Board Secretary