



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
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MINUTES OF THE PUBLIC HEARING
June 10, 2010

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

MEMBERS		ALTERNATES		STAFF	
Peg Stevenson, Chairman	X	Dave Mankus	X	Donna Beaudoin, Secretary	X
Donna Faucette, Vice-Chairman	X	Tom Dube	X	Arthur Capello, Bldg. Inspector	
Peter Kasprzyk, Selectmen's Rep	X	Stephen Royle	X	Mike Garrepy, Planning Cons	
John Blackwood	X				
Paul Winckler	X				

Attendees present: none

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

PUBLIC COMMENT

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

BOARD BUSINESS

1. Amendment to Rules of Procedure

The Board continued the discussion of amendments to the Rules of Procedure from April 15, 2010. Planning Consultant Garrepy had forwarded his recommendations for the Board to review. He recommended revising the order of some articles for a more unified document. He also recommended a new section that addressed Site Walks and Other Meetings. Selectmen's Representative Kasprzyk suggested that the Board might want to ask for police presence at these site walks; the members thought this might be appropriate for some applications; however, the Board did not feel it would be necessary as a common practice. Mr. Garrepy recommended deleting the entire section on Types of Dissent and he added a new section regarding Emails and Other Communications Between Meetings that addressed the Right to Know Law, RSA 91-A.

The Board reviewed Mr. Garrepy's comments, fine tuned as needed and continued to discuss amendments to the Rules of Procedure. Items discussed included the order of the agenda, the reason for the language in the member disqualification, schedule for meetings and the recommendation to eliminate the majority of the section on joint meetings and hearings because this was simply reiterating the language found in RSA 676:2. Chairperson Stevenson stated that the current procedure that the Board follows differs from the section on Public Hearings and this section doesn't currently have a procedure for accepting an application. The Chairperson asked the members to review this section and to be prepared with recommendations for the next workshop meeting.

WORK SESSION

1. Master Plan Discussion

The Board continued the discussion regarding the Master Plan and reviewed the results to date of the Vision Statement survey. Chairperson Stevenson stated that the Board was in a holding pattern regarding the Vision Statement awaiting the results of the survey. The members were impressed with the volume of surveys that had been completed – they were particularly impressed with the number of the surveys that were returned to the Paul School by the students. The students have returned 117 surveys out of 450 surveys distributed. The Paul School secretary informed the Chairperson that the lower grades had the highest rate of return and this was probably due to the fact that the parents go through their backpacks when they come in from school. Alternate Member Mankus stated that there was some confusion in the Town regarding the deadline for the surveys and this was probably due to the fact that the survey given to the school had a return date of June 4, 2010.

The secretary had distributed a recap of the first batch of survey returns. Upon reviewing this, the Board began a discussion on types of things that residents had selected for establishing within the Town. There were a number of positive responses for manufacturing businesses and this prompted a discussion regarding available locations, traffic studies, limited accesses, wetlands, etc. The discussion also included a need for a pharmacy and various methods that could accomplish this including approaching Frisbie Hospital, having a grocery store with a pharmacy come into Town, a pharmacy ‘service’, etc. Vice-Chairperson Faucette said that the problem in obtaining a grocery store and pharmacy is that Wakefield lacks the density needed to support the business.

At this point, Vice-Chairperson Faucette announced that she had to leave the meeting and Chairperson Stevenson asked for a motion to take the agenda out of order so that the minutes of the previous meeting could be approved.

MOTION: To take the agenda out of order for the purpose of approving the minutes of June 3, 2010.

Made by: Peter Kasprzyk

Seconded by: Donna Faucette

Discussion: None

Vote: All in favor, none opposed

APPROVAL OF MINUTES

Discussion of the minutes of June 3, 2010 resulted in a correction to the motion to approve the application for a Major Subdivision. The draft minutes stated that Member John Blackwood seconded the motion. The record should reflect that the motion was seconded by Selectmen’s Representative Peter Kasprzyk.

MOTION: To approve the minutes of the meeting of June 3, 2010 as amended

Made by: Paul Winckler

Seconded by: Donna Faucette

Discussion: Member Blackwood abstained, as he was not present at this meeting

Vote: Four in favor, one abstained

CORRESPONDENCE AND MISCELLANEOUS

1. PREP Booklets and Update

Chairperson Stevenson updated the members on the progress of the grant application that was filed jointly with the Town of Acton, ME. The application was filed on June 9, 2010 and was the first to be filed. If approved this grant funding would provide the Towns with \$8,500 that would be used for the hiring of a Technical Assistance Provider. This consultant will provide a report that will include what's necessary for the Natural Resource chapter of the Town's Master Plan. There is no money expended by the Towns for this.

2. Status of Survey Boxes

Chairperson Stevenson asked the members if they had distributed the survey boxes that were given to them last meeting to the various locations. They responded that they had and Member Blackwood requested an additional set of materials to be placed in the Dunn Deal in East Wakefield. The Chairperson reminded the members that they were responsible for retrieving these at the end of the month and bringing them to the Planning Department.

3. Other Business

Chairperson Stevenson asked the Board to start planning for recommendations to zoning amendments and to consider what would be needed to attract manufacturing companies, businesses and industries to come to Wakefield. The discussion also involved the fact that Wakefield has a reputation for not being 'business friendly' and the Board discussed how this reputation could be changed. As a means of asking the Board to look outside the box when considering land use, the Chairperson suggested that the Board consider the use of the existing ball field as an example of locations for industry to locate – this suggestion was rejected by the members. She also suggested that the State owned property on Route 16 (near the diner) be considered as a 'Welcome Center'. Selectmen's Representative Kasprzyk suggested that the Board should consider what the residents want the Town to look like before attempting to attract business to Wakefield.

ADJOURNMENT

MOTION: To adjourn the meeting at 9:10pm

Made by: John Blackwood

Seconded by: Paul Winckler

Discussion: None

Vote: All in favor, none opposed

Respectfully submitted,

Donna Beaudoin
Planning Board Secretary