



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE PUBLIC HEARING
September 2, 2010

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

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

Attendees present: John Boucher, Charlie Karcher (*Norway Plains Associates, Inc*), Allan Mayranen, Marie Mayranen, Dino Scala, Martin Mayranen, Daymond Steer (*Carroll County Independent*), Cheryl Donahue, Jerry O'Connor

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

PUBLIC COMMENT

Chairperson Stevenson explained the purpose of the public comment session and opened the session. Hearing no public comments, the Chairperson closed the public comment session.

PUBLIC HEARING

1. The owner/applicant, John Boucher, Trustee of the Boucher Revocable Trust, through his agent Norway Plains Associates, Inc., has applied for a Major Subdivision of the parcel shown as Wakefield Tax Map 205 Lot 2 in order to create nine lots. Proposed lot sizes are 5.00+ acres. Said property is located on Lovell Lake Road and Oak Hill Road, Wakefield, NH, and lies within the Agricultural Zone.

Chairperson Stevenson read the applicant's intent and noted that a change in the most recently submitted plans reflected an eight lot subdivision. The Chairperson stated that a site walk of the property was conducted prior to this meeting and some members of the public present were in attendance.

Chairperson Stevenson invited Charlie Karcher to approach the Board and to begin the presentation of the plan intent. Mr. Karcher placed an enlarged color plan on the easel and gave an overview of the subdivision plan to the Board and to the public. He stated that the property consisted of 101.6 acres. He explained that one of the proposed lots has an existing farmhouse on it and that the applicant was proposing to create six new lots on Oak Hill Road and one new lot on Route 109 (Lovell Lake Road). Mr. Karcher explained the location of the proposed areas of conservation, wetlands and building areas noted on the plan. He stated that he had been in contact with the Town's road agent regarding driveways on Oak Hill Road and the road agent informed him that he did not see any problem. Mr. Karcher described the location of each proposed driveway for the group. Mr. Karcher explained that the size and number of lots had been adjusted from the original plan in order to meet Town zoning requirements that exclude wetlands from the minimum acreage calculation. He asked the Board if they had any questions.

Selectmen's Representative Kasprzyk questioned the funding for the proposed conservation easement and whether the lot configuration would change if the funding was not received. Mr. Karcher asked Mr. Boucher to respond to this question. Mr. Boucher stated that if this were the case, his intention would be to put the easement/covenants into the deed prior to any sale. Mr. Boucher went on to state that his initial intention was to place the entire parcel into conservation and the subdivision plan was an alternative to that. Planning Consultant Garrepy clarified this by adding that under State statute 674:21-A, if this plan gets recorded as it's presented with the conservation land noted, it would create a deed restriction against further development on the property and would be enforceable by the Town and by affected landowners surrounding it. This would be the case even if the property owner were not successful in obtaining the funding for a conservation easement.

Chairperson Stevenson asked for further questions from the Board. Hearing none, she asked if there was a motion to accept the application.

MOTION: To accept the application for a Major Subdivision of the parcel shown as Wakefield Tax Map 205 Lot 2 in order to create eight lots.

Made by: John Blackwood

Seconded by: Peter Kasprzyk

Discussion: None

Vote: All in favor, none opposed

Chairperson Stevenson opened the hearing to the public and asked for any questions or comments. The Chairperson recognized Allan Mayranen who stated that he was not in favor of this subdivision – he had hunted on this property for years and did not think that the Town needed more development. He also commented that it would just increase taxes. Martin Mayranen was recognized and he added that he was in favor of selective cutting but he opposes building new houses and creating more lots. Chairperson Stevenson next recognized Dino Scala who questioned the location of the driveway entrances on Oak Hill Road. Mr. Karcher pointed these locations out on the map. Mr. Scala also questioned whether the owner would be building houses on these lots and was informed that the owner was only concerned with the land at this time. Selectmen's Representative Kasprzyk responded to Mr. Mayranen concerns regarding conservation land and said that this project had a contiguous amount of open space proposed and the owner could continue to allow hunting on the property. The Chairperson recognized Cheryl Donahue who commented that she was in favor of the conservation easement and questioned the paving of Oak Hill Road. The discussion of paving Oak Hill Road continued with assurances from the Board that this would only occur if approved by the Town and if the funds are appropriated. Discussion also included the fact that lot #1 did not have sufficient frontage on Route 109 to have the house lot at this end of the 58 acres.

Chairperson Stevenson asked if there were any more questions or comments from the public. Hearing none, the Chairperson closed the hearing to the public.

Chairperson Stevenson asked Planning Consultant Garrepy to comment on the application. Mr. Garrepy's initial comment was that note #1 on the first sheet that depicted lot #1 as unbuildable needed to be removed as this was no longer accurate. Planning Consultant Garrepy next noted that the applicant had submitted a waiver request of section 3.05 E & H due to the fact that some of the lots do not meet the strict interpretation of lot shape requirement. In particular, he commented that lot #6 was triangular, lot #3 was an odd shape and lot #1 was irregular due to its size. He recommended that the Board

consider approving the waiver as the Board had discussed this regulation at a previous meeting as needing further clarification. The Planning Consultant next commented on the recommendations from the Wakefield Fire Department that required either a 30,000gallon cistern be installed on the property or required that each building have a sprinkler system. He advised the Board that this be a condition of approval and noted as such on the final plan. Planning Consultant Garrepy commented that a Driveway Permit from NHDOT would be required for lot #2 and from the Town of Wakefield for the remaining lots with the exception of lot #3. This should be noted as a condition of approval. Mr. Garrepy also advised that the plans needed to be stamped by a licensed land surveyor and wetlands scientist.

Planning Consultant Garrepy informed the Board and the public that it was his understanding that the original intent of the owner was to place the entire property in conservation and that this subdivision was a backup plan should he not succeed in obtaining the conservation funding. He suggested that the abutters work with the property owner toward this end.

Chairperson Stevenson commented that the acreage on lot #1 was incorrect at 55.061 acres according to note #2. The final plan should reflect the acreage for lot #1 as 58.061 acres.

MOTION: To approve the application for a Major Subdivision of the parcel shown as Wakefield Tax Map 205 Lot 2 in order to create eight lots and to approve request of waiver from Section 3.05 E & H subject to the following conditions:

- 1. Delete note #1 on the plan that depicted lot #1 as unbuildable**
- 2. Note the requirements of the Wakefield Fire Department on the plan that either a 30,000 gallon cistern be installed or that each building have a sprinkler system**
- 3. Obtain driveway Permits from NHDOT for lot #2 and the Town of Wakefield for lots #1, 4, 5, 6, 7 & 8**
- 4. Adjust acreage for lot #1 to be 58.061 acres on the final plan and in the notes**
- 5. Final plans to be stamped by a licensed land surveyor and wetlands scientist.**
- 6. Section 3.09 Monument Installation Certificate**
- 7. Section 4.06D – Notes on the plan to include a list of waivers, any regulation not waived is required, and Conditions of Approval to be on final plan**

Made by: Donna Faucette

Seconded by: Paul Winckler

Discussion: None

Vote: All in favor, none opposed

2. The Planning Board proposes to adopt Excavation Regulations as defined under NH RSA 155-E and to establish a permit fee not to exceed \$50.00 as allowed under RSA 155-E:8.

Chairperson Stevenson stated that at a previous meeting, the Board had elected to adopt RSA 155-E and had voted at a public hearing that this procedure would fall under Major Site Plan Review. At this time, the Board needed to finalize the approval of the sample letter of credit, Town permit, permit fee and application form. The Chairperson opened the hearing to the public.

The discussion included excavation plans, grading and reclamation, plan security and bonding, etc. The discussion also included requiring the repair of roads damaged as a result of the excavation process. The Board opinion was that they could only require repair work on Town roads but not on private roads.

a. Establish guidelines to define incidental excavations and to determine when a permit would be required

The discussion included clearing lots for development and the fact that this was incidental excavation and should not be required to go through site plan review. The discussion also included commercial excavations and other types of excavations that may need to go through site plan review. Following discussion, the Board concluded that this is case specific and that the Code Enforcement Officer be responsible to determine incidental excavations on a case-by-case basis.

MOTION: To adopt and add to Site Plan regulations related to Excavations- the Town Permit, sample Letter of Credit, and previously approved application form as well as to incorporate the \$50 permit fee.

Made by: Donna Faucette

Seconded by: Paul Winckler

Discussion: Member Blackwood opposed to this regulation

Vote: Four in favor, one opposed

BOARD BUSINESS

1. Amendment to Rules of Procedure – final vote

The final reading of the amendment to the Rules of Procedure had taken place on August 12, 2010.

MOTION: To accept the amendment to Rules of Procedure

Made by: Donna Faucette

Seconded by: Paul Winckler

Discussion: None

Vote: All in favor, none opposed

WORK SESSION

1. Master Plan Update – Vision Statement Draft

Planning Consultant Garrepy distributed a draft of the Vision Statement as well as an Introduction Chapter of the Master Plan. The Board reviewed these and was pleased with the draft as presented. Mr. Garrepy asked that they review these documents and forward recommendations for any changes. The Board agreed to forward recommendations to Chairperson Stevenson and they would consider adopting these chapters at a future meeting.

2. Planning Board review list – zoning, site plan and subdivision regulations

Chairperson Stevenson briefly discussed the review list that had been ongoing throughout the past few months. Planning Consultant Garrepy advised that due to the fact that we are coming to the time of year when zoning amendments are in process, the Board might want to hold off on reviewing anything other than zoning issues until after the new year.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the meetings of August 12, 2010

Made by: Paul Winckler

Seconded by: Peter Kasprzyk

Discussion: Vice Chairperson Faucette not present for this meeting

Vote: Four in favor, one abstained

ADJOURNMENT

MOTION: To adjourn the meeting at 9:00

Made by: Donna Faucette

Seconded by: Peter Kasprzyk

Discussion: None

Vote: All in favor, none opposed

Respectfully submitted,

Donna Beaudoin
Planning Board Secretary