



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
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MINUTES OF THE PUBLIC HEARING
August 12, 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		Tom Dube	X	Arthur Capello, Bldg. Inspector	X
Peter Kasprzyk, Selectmen's Rep	X	Stephen Royle	X	Mike Garrepy, Planning Cons	
John Blackwood	X				
Paul Winckler	X				

Attendees present: Ari Goldenberg, Reuben Knisley, Daymond Steer (*Carroll County Independent*), Tim Westfall

Chairperson Stevenson opened the meeting at 7:00pm with the Pledge of Allegiance to the Flag. Let the record reflect that Alternate Member Dube is seated in the absence of Vice-Chairperson Faucette.

PUBLIC COMMENT

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

PUBLIC HEARING

The applicant, Ari Goldenberg, has applied for an Amendment to Conditions of Approval from a Site Plan Review determination dated August 17, 1995 and to request that off site signage be allowed. The property owner is Mary Quinn, Peregrine Realty Trust, LLC. The parcel, identified as Wakefield Tax Map 183, Lot 61 is located at 376 Meadow Street, Sanbornville, NH and lies within the Business/Commercial zone. If this application is accepted as complete, it will be on each agenda until a decision is made.

Chairperson Stevenson invited Mr. Goldenberg to approach to Board to discuss his request. Mr. Goldenberg explained that he was requesting to have his farm stand remain open for seven days as he has been doing for the past number of years. He went on to say that when he initially set up his stand, he was the first to go before the Planning Board and also the first to be issued a hawkers and peddlers license in the Town. He thought that there was a miscommunication between the Planning Board and the Code Enforcement Officer at that time because all that he was aware of was that he needed to remove the stand at the end of the season. He also said that he has had a sign on a tree on Route 16 N for almost as long as he has had the farm stand there.

At this time, Selectmen's Representative Kasprzyk stated that he would abstain from voting on this application due to the fact that he also operated a business similar to Mr. Goldenberg's and it would be considered a conflict.

Chairperson asked the Board if they had any questions or comments. There was some discussion regarding the signage on Route 16 and whether this was something that the Board voted on or if it was determined by the State.

Chairperson Stevenson opened the hearing to the public and asked for any questions or comments. Alternate Member Mankus asked if the sign would be grandfathered. Building Inspector Capello replied that this would be difficult to determine without researching the Zoning Ordinances of that time period. The Chairperson asked if there were any other questions or comments from the public. Hearing none, the Chairperson closed the hearing to the public.

MOTION: To accept the application for an Amendment to Conditions of Approval from a Site Plan Review determination dated August 17, 1995 and to allow off site signage
Made by: Paul Winckler
Seconded by: Tom Dube
Discussion: None
Vote: Four in favor, one abstention

At this time, Chairperson Stevenson asked the Board to consider the applicant's request for waiver of the application fee in the amount of \$200.00.

MOTION: To accept the waiver of the application fee in the amount of \$200.00
Made by: Tom Dube
Seconded by: Paul Winckler
Discussion: None
Vote: Four in favor, one abstention

Chairperson Stevenson asked the Board if they wanted to consider allowing the farm stand to remain open for seven days.

MOTION: To approve the application for an Amendment to Conditions of Approval from a Site Plan Review determination dated August 17, 1995 in order to allow operations to go to seven days.
Made by: Paul Winckler
Seconded by: John Blackwood
Discussion: None
Vote: All in favor, one abstention

Chairperson Stevenson next asked the Board if they wanted to consider approving one off-site sign.

MOTION: To allow one offsite sign for selling seasonal farm products
Made by: Tom Dube
Seconded by: Paul Winckler
Discussion: None
Vote: All in favor, one abstention

BOARD DISCUSSION

Building Inspector Capello to present a preliminary list of recommended zoning amendments for discussion

Chairperson Stevenson asked Mr. Capello to review his recommendations with the Board. The members decided to look at each item on the list and determine which ones would be appropriate to move forward with. The recommendations included car washes in the Village/Residential district; drive thru restaurants be allowed in any zone that allows restaurants; and that the minimum square footage living area requirement be reduced to 800 from 1150 in order to accommodate elderly homeowners living on fixed incomes as well as first time home buyers. Alternate Member Dube suggested that the minimum square footage for living area also be reviewed in Article 12- Open Space Conservation Development as it now requires a minimum living area of 1,500 sq ft.

The Board discussed each of the thirteen recommendations and agreed that all but one should be considered when the Board meets to discuss zoning amendments. The one item that the Board was not in favor of considering was the reduction in street setbacks in zones other than R3. Mr. Capello also added that the Board might want to consider allowing accessory structures without a primary residence on the property. The Board asked Mr. Capello to go forward and develop the language for these articles.

BOARD BUSINESS

Chairperson Stevenson stated that the current Hawkers and Peddlers license application makes reference to Planning Board approval. She asked if the Board would make a motion to eliminate this from the application.

MOTION: To present to the Selectmen the decision of the Planning Board that the Board will not review applications for Hawkers and Peddlers licenses as Site Plans.

Made by: Paul Winckler

Seconded by: John Blackwood

Discussion: None

Vote: All in favor, none opposed

1. Amendment to Rules of Procedure

Chairperson Stevenson and Alternate Member Dube read aloud the previously discussed amendments to the Rules of Procedure. Following the reading, the Chairperson stated that the Board had voted at last week's meeting to change the amendment process and require one reading prior to voting of the final language. Chairperson Stevenson announced that the Board would vote on the Rules of Procedure at the first meeting in September.

2. Excavation Regulations

Chairperson Stevenson reminded the Board that it was agreed at last week's meeting that the Board would adopt RSA 155E. The Chairperson stated that this as well as the allowed permit fee would be noticed to the public for hearing on September 2, 2010.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the meeting of August 5, 2010

Made by: Paul Winckler

Seconded by: Peter Kasprzyk

Discussion: Member Blackwood and Alternate Member Dube were not present for the meeting of August 5, 2010

Vote: Three in favor, two abstentions

CORRESPONDENCE AND MISCELLANEOUS

Chairperson Stevenson announced that she would like to read for the record a letter from previous applicant, Jacqueline McPhail. The letter is made part of these minutes. Following the reading, the Chairperson thanked Secretary Beaudoin and Building Inspector Capello for their efforts.

Chairperson Stevenson recognized Daymond Steer, Carroll County Independent. Mr. Steer asked whether the results from the Town survey were completed and if they would be available to the public. The Chairperson replied that the results were ready for the first three questions; however, it was difficult to tally up the last part of the survey questions due to the fact that the answers were diverse in nature. This section was being looked at by a group at the UNH Cooperative Extension and hopefully they would be able to provide a report of the results. The Secretary stated that she would post the results that have been completed and also email them to Mr. Steer.

Mr. Steer next questioned the reason for the non-public session and the Chairperson explained that it was under RSA 91-A:3, II (c).

1. Non-Public Session re: RSA 91-A: 3, II (c)

MOTION: To enter non-public session under RSA 61-A:3, II (c)

Made by: Peg Stevenson

Seconded by: Paul Winckler

Roll Call Vote: Selectmen's Representative Kasprzyk, Member Winckler, Member Blackwood, Alternate Member Dube, and Chairperson Stevenson.

Vote: All in favor, non opposed

Chairperson Stevenson requested that Alternate Member Mankus, Alternate Member Royle and Building Inspector Capello attend this session. All members were in favor of this.

The Board entered non-public session at 8:45 pm

The Board returned to public session at 9:55 pm at which time the meeting adjourned.

Respectfully submitted,

Donna Beaudoin
Planning Board Secretary