

APPROVED – 12/9/10

WAKEFIELD PLANNING BOARD

November 18, 2010

Members Present: Peg Stevenson, Chairperson, Donna Faucette, Vice-Chairperson, Peter Kasprzyk, Selectmen's Representative, Paul Winckler, Alternate Stephen Royle sat in for John Blackwood, Dave Mankus, Alternate, Tom Dube, Alternate

Staff Present: Arthur Capello, Building Inspector, Mike Garrepy, Planning Consultant, Rick Sager, Town Attorney, Valerie Ward, Acting Land Use Clerk

Chairperson Stevenson opened the meeting at 7:00 PM with the Pledge of Allegiance.

Public Comment: Chairperson Stevenson opened public comment. No public present, the Chairperson closed the public comment session.

Chairperson Stevenson asked for a motion to take the meeting out of order because Attorney Sager was here to speak to the Board. Selectman Kasprzyk moved the motion, Member Winckler seconded the motion. Motion passed.

Attorney Sager reviewed the changes suggested by the Board of Articles to the Zoning Ordinance. After discussing each change it was decided that Planning Consultant Garrepy will create a document with all the agreed changes. This will be discussed at the Public Hearing scheduled for December 2nd.

Board Business:

- 1. Compliance** with conditions of approval 2004 and extension 2007, Map 213, Lot 12 – 31 Crystal Lane, Stephen Howe. After discussion it was decided that Building Inspector Capello would go to the address and see if it is in compliance with the extension of the Conditions of Approval.
- 2. Application** – for permit/license re: Inspection Station, Map 215, Lot 4, 597 Old Stage Road, Rodney Eldridge (Mark Adjutant applicant). After discussion it was decided to have Building Inspector Capello go to the address to see what kind of business was being conducted and to invite him to the next meeting to have a preliminary discussion.

Work Session: Members passed in suggested changes to Master Plan. A subcommittee to work on the map and doing the mark up for Land Use has been formed of Member Blackwood, Alternate Member Dube, Building Inspector Capello, Kerry Fox, and Pam Judge.

Other: Planning Consultant Garrepy is working on the Master Plan. He informed The Board that it may be better if Recreation and Community Facilities became two separate chapters. He would like to get together with different Department Heads throughout the town to gather information of what is existing now and what is needed for the future.

Planning Consultant Garrepy has mentioned the Board needs to utilize the funds in the budget in the best way to accomplish their goals. Chairperson Stevenson mentioned at the end of the next meeting this will be discussed among the Board Members.

Alternate Member Mankus mentioned that he and Alternate Member Royle had attended the conference and would like to share some of the materials at a future meeting.

Chairperson Stevenson asks for a motion to approve the minutes of the November 4th meeting. Member Winckler made the motion. Alternate Member Royle seconded the motion. Motion passed.

At 9:45 Member Winckler made a motion for the meeting to adjourn. Selectman Kaspryzk seconded the motion. Motion passed.

Respectfully Submitted,
Valerie Ward
Acting Land Use Clerk