



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

March 21, 2024

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chairman via Zoom	✓	Johnny Blackwood, Alternate		Peter Gosselin, Building Inspector	
Doug Stewart, Vice Chairman	✓	Stephen Leroux, Alternate		Jen Czysz, SRPC via Zoom	✓
Ken Fifield Selectmen's Rep.	✓	Priscilla Colbath, Alternate via Zoom		Amber Marcoux, Land Use Clerk	✓
David Silcocks, Member		Rose Cleveland, Alternate		Steven Whitley, Town Counsel	
Dick DesRoches, Member				Public Hearing	✓

Others present: Kerry Fox, Derrick Thibodeau, Ted Westfall and Gill from Clearview TV
Mr. Dube called the meeting to order and led those present in the flag salute.

Seat Alternates as necessary

None

Public Comment

Public Hearings:

Minor Subdivision Application: submitted by Kerry Fox of Fox Survey Company for Tax Map 25 Lot 5, on Leighton Corners Road and Pick Pocket Road, a 232.6-acre lot owned by Province Line Associates of Parsonsfield, Maine. The applicant seeks approval for a Minor Subdivision Application to subdivide a 6.03 parcel for use as a residential building lot. The lot is located in the Agricultural Zone within the Aquifer overlay. The applicant seeks the following waivers:

- Section 4.06 (9) Property Boundary Lines, inclusive of distances and angles;
- Section 4.06 (11) Delineation of all wetlands and wetlands buffers;
- Section 4.06 (12) Delineation of slopes over 25 percent on the remaining lands;
- Section 4.06 (13) Location of buildings within fifty feet of the subject site;
- Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line;
- Section 4.06 (15) Existing access roads, recreational trails, and boundaries.

Mr. Fox said this was kind of bundled in with their other application last fall. He said when this was started he was surveying in the wrong location. The soils are a Gloster type soil which is well drained. The other lot has a wetland area and the average slope on this property is 10.5%. The five acre lot has been delineated by a soils scientist. The total buildable area is 5.48 acre lot. This lot does not have to go through the State Subdivision process. All that's left is to set a few pins, create a mylar and conditions for approval. Mr. Dube asked if there was a plan showing

exactly where this lot is. Mr. Fox said he included a map in the application package which would show where the lot is. Mr. Fox pointed it out on the map. Mr. Dube asked how close this new lot is from the last lot he subdivided. Mr. Fox replied around 1,000 ft going north. Mr. Dube said we have something in our regulations about if we keep doing minor subdivisions on a parcel and questioned if a waiver might be necessary. Mr. Fox said this would have been included with the first subdivision but because of time it had to be put on the back burner. Ms. Czysz said a major subdivision would create four lots and this creates three within 48 months so it's okay. The forty eight months start on the day of the first subdivision.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to accept the application as complete. (4-0)

There will be no change to the use of the snowmobile trail that crosses this land.

Mr. Dube opened the Public Hearing at 7:20. Mr. Dube closed the Public Hearing at 7:21.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to approve waivers Section 4.06 (9) Property Boundary Lines, inclusive of distances and angles; Section 4.06 (11)

Delineation of all wetlands and wetlands buffers; Section 4.06 (12) Delineation of slopes over 25 percent on the remaining lands; Section 4.06 (13) Location of buildings within fifty feet of the subject site; Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line Section 4.06 (15) Existing access roads, recreational trails, and boundaries. (Vote 4-0)

Mr. DesRoches made a motion, seconded by Mr. Stewart to add the following condition for approval of the application; That the pins be set and marked on the plan, the Mylar be submitted and change the note to the waiver date not the submission date.

Boundary Line Adjustment Application: submitted by Kerry Fox of Fox Survey Company for Tax Map 126 Lot 19, 63 North Shore Drive, 1.473-acres, and Tax Map 126, Lot 20, 75 North Shore Drive, a .479-acre lot, both owned by the Estate of Bruce White, [Executor Steven Fugarazzo]. The applicants seek approval of a Boundary Line Adjustment application to increase the lot size of TM 126-20 to .910-acre and decrease the lot size of TM 126-19 to 1.033-acre. The applicant seeks the following waivers:

- Section 4.06 (13) Location of buildings within fifty feet of the subject site;
- Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line;

Mr. Fox said we have two non-conforming lots. Both properties are part of the Bruce White Estate. They wish to separate the back end so that there would be room for a garage. There would be no change in shore frontage or road frontage. There was an old camp and garage which had been torn down and when rebuilt it was too close to the setback. The lot line adjustment would take care of that and also be enough land for the well. Mr. Dube asked who owns North Shore Drive. Mr. Fox responded that viewing the plans that the ownership would be an easement for this road Right of Way. The ownership is part of Bruce White Estates. Everyone on the road has an easement, a right to pass and repass. Mr. Dube said they just don't want the lots on the other side of the road to become additional lots.

Mr. Stewart made a motion, seconded by Mr. Silcocks to accept the application as complete. (Vote 4-0)

Mr. Dube opened the public hearing at 7:35. Mr. Blackwood said the road is probably ninety years old so he thinks it's probably grandfathered. Ms. Czysz said there should be language that talks about the right to pass and repass and that language should be incorporated in their revised

deed for lot 20. In 2004 a survey was done for Lake Forest RV and Bruce White Estate showing contiguous ownership including the right of way.

Mr. Dube closed the public hearing at 7:40.

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve the Lot Line Adjustment with the following conditions; 1. A note be put on the plan and in the deed that North Shore Drive residents still have the right to pass and repass on North Shore Drive and this Lot Line Adjustment does not impact that. 2. A note be put on the plan that these two lots cannot be further subdivided. 3. Approve the following waivers: Section 4.06 (13) Location of buildings within fifty feet of the subject site; Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line. 4. change the note to the waiver date not the submission date. 5. Any deed created will include the Right of Way. (Vote 4-0)

Conceptual Review

None

Board Business

Montvale, Train, Muller Mylar – For Board Signatures

The Board signed this mylar.

Reorganization will be on the next agenda.

Mr. DesRoches made a motion, seconded by Mr. Silcocks to recommend to the Selectmen the reappointments of the following Planning Board alternates; Johnny Blackwood, Stephen Leroux, Priscilla Colbath and Rose Baxter. (Vote 4-0)

Approval of minutes

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve the minutes of March 7, 2024. (Vote 3-0-1)

Correspondence

None

Public comment

None

Set next meeting date

April 4, 2024

Adjournment

Mr. Silcocks made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:59. (Vote 4-0)

**Respectfully submitted for approval at the next Planning Board meeting,
Priscilla Colbath
Planning Board Secretary**