



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

January 4, 2024

Approved

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

Others present: John Kenney and Michelle Keating from Clearview TV

### **Seat Alternates as necessary**

None

### **Public Comment**

None

### **Public Hearings**

#### Proposed 2024 Warrant Article to Amend the Wakefield Zoning Ordinance.

There was no Board discussion.

Mr. Fifield read the caption at the top of the warrant article. The Board was happy with the changes that were made.

Mr. Dube opened the Public Hearing at 7:04.

Mr. Kenney asked what came up to make changes to the ordinance. Mr. Dube said we had it as permitted with a conditional use permit and it was only in the table and there was no actual ordinance to go with the table. Mr. Kenney asked what the difference was between someone putting solar on their house and a solar energy system. Mr. Silcocks said that would be a farm for commercial use.

Mr. Kenney said that ground mounted systems are going away and being replaced with trackers. Mr. DesRoches said the ordinance covers it all and there will be a conceptual review. Mr. Kenney also asked how abandonment would work. The ordinance doesn't say what they would have to do. Mr. DesRoches said they would have to submit abandonment plans with their original application. It would be part of the site review and conditions could be added at that time. This way we could determine what applies to different sites.

Mr. Dube closed the Public Hearing at 7:10.

**Mr. DesRoches made a motion, seconded by Mr. Silcocks, to move this ordinance on solar power to the ballot in March. (Vote 5-0)**

**Conceptual Review**

None

**Board Business**

**Septic Ordinance**

Mr. Stewart said he met with the Selectmen with the draft. The Selectmen said they would review it. They offered no commitment at that time. Mr. Fifield said this gives the Selectmen food for thought and they see the necessity but to what extent. Mr. Dube suggested giving the Selectmen a month and then check back with them.

**Approval of minutes**

Minutes of December 21, 2023 were tabled.

**Correspondence**

None

**Public comment**

None

**Set next meeting date**

January 18, 2024

**Adjournment**

**Mr. DesRoches made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:15. (Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting.

Priscilla Colbath  
Planning Board Secretary