



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

February 1, 2024

Approved

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

Others present: Jill Davis, John Cassaboon Mike and Kelli Cooper and Gill from Clearview TV

Mr. Dube led those present in the Pledge of Allegiance.

Seat Alternates as necessary

Full Board

Public Comment

Conceptual Review

Jill Davis and John Cassaboon, TM 114-006, 24 Scribner Hill Ext., tent sites

Ms. Davis said they are hoping to put up a few campsites to rent out. They plan on one a year through a company named Tentr that supplies everything needed. They supply risers, tents, charcoal grill etc. There is no electricity, septic or running water. They used composting toilets.

The tents are 10x12 and their rules are one per acre. Mr. DesRoches asked under zoning would this be a recreational campground which are permitted with a conditional use permit in R3.

ARTICLE 13 – RECREATIONAL CAMPGROUNDS AND CAMPING PARKS This provision is enacted to allow the placement of seasonal Recreational Campgrounds and/or Camping Parks within specific areas of the community, to provide standards for their use, and to promote growth of the Wakefield economic base.

Mr. DesRoches read Licensing. All recreational campgrounds and camping parks shall be properly licensed by State and other applicable government agencies. Mr. Cassaboon said he's not familiar with this as they are at the beginning of this project but he certainly wants to do it the right way. It was suggested that he get hold of the New Hampshire Campground Owners' Association for some guidance. Mr. Cassaboon said that he wanted to make sure this was

allowed before they went and spent the money. Mr. Dube suggested that they talk with the state and see what they require.

Board Business

Lot Merger TM 35-19 & TM 35-18, Greg & Doris Bertsch

Mrs. Marcoux said that the Bertsch's purchased the lot next door to his house lot recently and the deed has been recorded. He would like to merge the two properties. Mr. DesRoches said the Board never received these in the past. Mr. Vinagro would handle them. Mr. DesRoches said this lot would be more conforming with a lot merger.

Mr. Fifield made a motion, seconded by Mr. Silcocks, to make Mrs. Marcoux the signatory on lot mergers. (Vote 5-0)

New Lot Merger Application – for discussion

The Board had a discussion about a Mortgage Consent Form which Mrs. Marcoux had typed up and she included the RSA. The liability would not be on the Board or Town if this form was not used. The applicant would have to notify any mortgage holder as a condition of approval. By consensus, the Board agreed to try this out.

Public Notice Mailings-discussion for procedures

Mrs. Marcoux told the Board that the requirement for sending out abutter notices is to use certified mail. She said we use certified mail/receipt requested. It would save the applicant about half the cost per address if we only used certified with out the receipt request. This would be a savings to the applicant of about \$3.00 per letter. The Board had a discussion and decided to continue sending abutter notices certified mail/receipt requested.

Approval of minutes

Mr. DesRoches made a motion, seconded by Mr. Fifield, to approve the January 18, 2024, minutes. (Vote 5-0)

Correspondence

Attorney Leino Letter, re: Wyman Cove LLC

Mr. Dube read the letter from Attorney Leino. (attached) Mr. and Mrs. Cooper paid \$2,260 for road repairs and Mr. Kerry Brown paid \$1,130 for the last storm. Mr. Brown has not sent in a mylar. Mr. Dube said he inspected the drainage before the last rain storm and it did wash out again. He believes the culvert going across the road is undersized. It can't handle the water that is there now. He doesn't believe it has anything to do with the subdivision. The water is going to back up there. It's a 12 " culvert located by the horse farm. Mr. Dube said before we sign the mylar we'll probably need a bond. If the work is done prior to the Board signing the mylar and we're happy with it a bond won't be necessary. He told them that we'd require a bond in the amount of \$3,000 to put in a new culvert. He said they weren't too happy. Mr. DesRoches asked if they had agreed to put a culvert in. Mr. Dube responded no. He said a 30" culvert will be used.

Public Comment

Mr. Cooper said the water has never gone across the road before the development. Mr. Dube said everyone has to get together and make the association work. Mr. Brown owns the road until it gets deeded to the association.

Public comment

None

Set next meeting date

February 15, 2024

Adjournment

**Mr. DesRoches made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:47.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting.

Priscilla Colbath
Planning Board Secretary



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
Jefferson Mill Building
670 North Commercial Street
Suite 108
PO Box 1120
Manchester, NH 03105-1120

T (603) 623-8700
F (603) 623-7775

A. Eli Leino
Associate Attorney
603-665-8859 direct
eleino@bernsteinshur.com

January 26, 2024

Planning Board
Town of Wakefield, NH
2 High Street
Sanbornville, NH 03872

Re: North Road Maintenance

Dear Chairman Dube and Members of the Board:

As you know, this firm represents Wymans Cove LLC regarding its property on North Road. At the Board's December 21, 2023 hearing, comments were made by North Road residents about the state of the road following yet another significant rain event. The Board remarked during its discussion that dirt and gravel roads throughout Wakefield were similarly affected. Additionally, during the subdivision review process, North Road residents showed pictures of similar washouts from years before my client purchased its property.

Even though the recent roadway condition was simply the result of substantial rain on a dirt road, Wymans Cove, at its own expense, had additional gravel trucked in and professional graded to remediate the road for the benefit of all users. The nature of dirt roads is that they require a certain amount of upkeep and grading, and Wymans Cove has not done anything to diminish the condition of North Road. It remains our hope that the other lot owners will come to see the benefits of formalizing the road agreement so that all parties have a clear understanding of what is required and can vote on maintenance and repairs as they become necessary.

Wymans Cove remains committed to being good a good neighbor and appreciates the Board's continued attention to this matter. If we can provide any other information or answer any questions, please do not hesitate to contact me.

Most sincerely,

A handwritten signature in blue ink, appearing to read "A. Eli Leino".

A. Eli Leino

Enclosure