



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

### Planning Board Minutes

May 20, 2021

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair	X	Robert DeColfmacker	X	Victor Vinagro, Building Inspector/Code Enforcement Officer	X
Dick DesRoches, Vice Chair	X				
Ken Fifield Selectmen's Representative	X				
David Silcocks, Member				Richard Sager, Town Counsel	
Doug Stewart	X				

Others present: Jim Rines, Susan Hayes, Cory Scribner, MaryJane Paulette, Cory Paulette, Dave Silcocks, and Jim Miller from Clearview Community TV

#### **Pledge of Allegiance & Call the meeting to order**

Chairman Dube opened the meeting at 7:00 and led those present in the flag salute.

#### **Seat Alternates as necessary**

Mr. DeColfmacker sat in for Mr. Silcocks.

#### **Public Comment**

None

#### **Public Hearing**

Conditional Use Permit Application submitted by Cory and Leah Scribner of Scribner Hill Extension. The applicants are seeking approval of a Conditional Use Permit in order to construct a single family dwelling in a Business/Commercial zone.

Mr. Scribner said the lot is located in the Business/Commercial Zone and there are already two abutting houses in this zone.

Mr. Vinagro said the application is complete, the fees have been paid, the abutters have been notified and the notice has run.

**Mr. DesRoches made a motion, seconded by Mr. Fifield, to accept the application. (Vote 5-0)**

Mr. Dube opened the Public Hearing at 7:09. No questions or comments. Mr. Dube closed the Public Hearing at 7:09.

**The Board decided by consensus to take the criteria altogether. Mr. Dube read the criteria for a Conditional Use Permit**

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use;  
yes
2. The proposed use(s) is/are consistent with the adopted Master Plan;  
Yes
3. The specific site is an appropriate location and is of adequate size for the use;  
Yes
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located;  
Yes
5. There will be no nuisance or serious hazard to vehicles or pedestrians.  
Yes
6. The use will not place excessive or undue burden on Town services and facilities.  
Yes
7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located  
Yes

**Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the Conditional Use Permit without any additional conditions. (Vote 5-0)**

### **Conceptual Review**

Jim Rines for 454 Pine River Road TM40-38 owned by Maryjane and William Paulette.

Preliminary discussion for a garage within R-II Shoreland Zone

Mr. Rines from White Mountain Survey told the Board that he and Mr. Vinagro walked this property. The surrounding lots are owned by family members. The Paulette's would like to build a garage. Mr. Vinagro said that spot is a very steep incline, about 45%. They would like to excavate that incline and bring the material onto another lot to fill in an old gravel pit. They would like to cut the garage into the hill. They would need to get a Shoreland Permit because it would be less than 250' from the water. Mr. Dube said this is a conceptual review and anything said by either party tonight is not binding on either party. The spot indicated on the map is the footprint but probably not the position they would end up with. Mr. Paulette asked if material could be removed from the lot and he was told it all depends on the state permit. This is a non-conforming lot. The dripline must show on the plan to the state.

### **Board Business**

Sign Johannessen Subdivision Mylar

Approval of previous meeting minutes of May 6th.

**Mr. Fifield made a motion, seconded by Mr. Silcocks, to approve the minutes of May 6th. (Vote 4-0-1)**

### **Correspondence**

None

### **Public Comment**

None

**Set next meeting date**

June 3<sup>rd</sup>

**Adjournment**

**Mr. DesRoches made a motion, seconded by Mr. Fifield, to adjourn the meeting at 7:35.  
(5-0)**

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath  
Planning Board Secretary