



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE NH 03872
TELEPHONE (603) 522-6205 x 308 FAX (603) 522-2295
LANDUSECODEDEPT@WAKEFIELDNH.COM

MINUTES OF THE PLANNING BOARD MEETING
15 February 2018

Approved 4/5/18
~~Draft: 3/18/2018~~

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Victor Vinagro, Shoreland	
Tom Dube, Vice Chairman		John Blackwood		Protection Officer	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer- Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Member	X				

Also present were: Donna Martin, videographer.

CALL TO ORDER

1. Chairman Royle called the meeting to order at 7:00 pm following the pledge of allegiance.

Doug Stewart was seated as an Alternate for this meeting

PUBLIC COMMENT

2. None

PRELIMINARY CONCEPTUAL REVIEW

3. None

BOARD BUSINESS

4. Home Occupation Request

Chairman Royle noted that this was something that the Board had authorized Nate Fogg to do, but since he is out they will approve it. Home Occupation is on Page 51 of the Zoning. Police Chief and Fire Chief need to sign off on approval. There was some discussion regarding whether this was web-based retail or if there would be local pick-ups/deliveries, etc.

The application does say: "...at times firearms will be transferred to individuals at the residence where required federal paperwork for the transaction will be generated and filed." It seems like a home business. The money seems to be passing hands on the internet. Does this make it a home occupation or home industry. David Silcocks has a few more questions with regard to the machining. Home business does not generally have clients coming to the home.

A home industry will require a variance from the zoning board because it is not an allowed use in R2. This is on Lord Road near Pine River Pond. There was some discussion if it is actually in R2 or R3. The address is 111 Karen Way. (note it is listed as R2 PPP on the property assessment card). Every fire arm that he sells on line has to be picked up at a broker. If they are local we can assume it will be there, if he is selling to an individual in Florida then he has to send it to another broker, where the individual can pick it up. To take ownership it has to be delivered to a licensed gun broker.

D. Silcocks suggested talking to the person before we assume the volume of traffic. This is also on a private road that is not maintained by the Town. They have a private association. The definition of home industry is the next step up and would include traffic for employees, deliveries, etc.

D. Silcocks notes he may also fall under special use. Which is defined as within the residence or an accessory building; involves an increase in traffic for employees, doctors, dentists, accountants.... There was also a question about hand machining.

C. Twombly thinks the Board needs to talk to the applicant. They suggested requesting he come to the next meeting.

The decision would be easy if nothing was going to be picked up at the house. Is it retail if you are doing the transaction on line and just picking it up there? You are not browsing the inventory you are just picking it up. S. Royle says if the whole transaction is done on line and you are just picking it up there then it doesn't really seem like retail on site.

Application does say he does not anticipate a lot of traffic due to e-commerce model.

D. DesRoches does not think it meets the Home Business definition. If we go with home industry he will need a waiver and a public hearing. D. Silcocks thinks we should err on the side of notifying the neighbors, this is the kind of thing people complain about.

Mr. DesRoches asked if we say it is a home business but notify the neighbors then people come and say they don't want it...the Planning Board would have to approve it because it is an allowed use.

Doug Stewart suggested reaching out to the Town Planner, Mike Garrepy and see where he thinks it fits. The Board agrees to send this to Mike Garrepy for review against the town's zoning. The application is for a dealer and gunsmith.

PUBLIC HEARINGS

5. None

APPROVAL OF MINUTES

- 6. MOTION:** To approve the minutes of the January 15, 2018 meeting, as presented
Made by: Doug Stewart
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

There was not a quorum to accept any other minutes.

SET MEETING DATE

7. The next scheduled PB meeting will be 7pm, Thursday, March 1st, 2018 in Town Hall.

ADJOURNMENT

- MOTION:** To adjourn the meeting at 7:36 pm.
Made by: David Silcocks
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Kelley A. Collins