



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 2 November 2017

Draft: 11/08/17

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood	X		
Connie Twombly, Selectmen's Representative		Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	X
Dick DesRoches, Member					

Also present were: Donna Martin, videographer, Marc Laurion, Blaze Laurion, Sandy Lebel, Brian Lebel, Diane Cassidy, David Stephen, David Flint, Ted Wright, others.

CALL TO ORDER

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

PUBLIC COMMENT

2. None

PRELIMINARY DISCUSSIONS

3. None

PUBLIC HEARINGS

4. **BOUNDARY LINE ADJUSTMENT APPLICATION:**
Millennium Engineering, Inc. for properties owned by Emanuel & Clarina Graca and Towle Farm Community Corp, located at 71 Bonnyman Road and adjacent right of way, Tax Maps 9-55 & 9-33. The Towle Farm Road right of way is being adjusted with the Graca property.
5. S Royle opened the public hearing.

6. Charlie Edwards addressed the Board to provide a brief history of the property noting some drainage upgrades to be done and that an agreement has been negotiated to split the property to allow the house lot to gain 8 feet in the right of way.

Motion: **To accept the application as complete.**
Made by: Tom Dube
Seconded by: John Blackwood
Discussion: None
Vote: 4-0 in favor of the motion.

7. S Royle opened the hearing to questions from the public and being none, he closed the public hearing.

Motion: **To approve the application for a lot line adjustment of 71 Bonnyman Road and adjacent right of way, Tax Map 9-55 & 9-33.**
Made by: Tom Dube
Seconded by: John Blackwood
Discussion: None
Vote: 4-0 in favor of the motion.

8. **Re-Subdivision Application:**

Vincent Carbone, for properties owned by Vincent Carbone and One Enterprise Drive LLC, located on Scribner Hill Road Tax Map 114, Lots 4 & 14. Two remaining parcels were created during the Scribner Brook Estates subdivision in 1984, however were not included in the original subdivision.

9. S Royle opened the public hearing.

10. Marc Laurion addressed the Board to discuss the request. He provided a brief overview of his request on two lots, not included in the original subdivision.

Motion: **To accept the application as complete.**
Made by: Tom Dube
Seconded by: Steve Royle
Discussion: None
Vote: 3-1 in favor of the motion.

11. J Blackwood stated he is opposed to the application as the road needs to be addressed and the lots were left out and sold numerous times over the years, but the intent was not to include them in the original subdivision.

12. Mr. Laurion stated that the lots are taxed as buildable lots and there is no intention by the Association to move the road; he believes it is time to resolve the issue with the lots.
13. Rick Sager stated that based on a review of the history of the subdivision, he outlined some concerns he has with undoing the past restrictions and the intent was not for those lots to be considered buildable, he also has title concerns on the lots as well.
14. S Royle opened the hearing up to public comment.
15. Dave Stephen stated he has concerns about such revision and every year someone goes off the road there and feels the Association should do upgrades to the road. He stated those were not intended to be buildable lots and they have been sold a number of times over the years.
16. Rick Sager noted on the original plan both lots are shaded and referenced as not buildable lots and if sold only intent would be to abutters. He noted that the first sale of these lots to non-abutters violated that restriction. He noted as far as the taxable value that should be addressed through a tax abatement.
17. The president of the road association questioned if deeds would need to be rewritten to reflect any changes.
18. Rick Sager replied any changes would be noted on a plan change recorded at the Registry of Deeds.
19. S Royle stated that although it is unfair that the owners have purchased the lots as buildable lots, it is clear the intent was they were not to be buildable lots and at this time it is not in the best interest of this Board to change that.
20. T Dube suggested that he go to the Association to request the lots be designated as commercial lots.
21. Mr. Laurion stated the assessing card referenced and taxed them as buildable lots with a well on it and stated that if the card had indicated not buildable, it would have been a red flag to any potential buyers.

Motion: To deny the application for re-subdivision for Tax 114, Lots 4 & 14 on Scribner Hill Road based on the recorded plan as referenced at this meeting.

Made by: Tom Dube

Seconded by: John Blackwood

Discussion: None

Vote: 4-0 in favor of the motion.

22. Minor Subdivision Application:

Norway Plains Associates, for property owned by Daniel, Anna, & David Flint, located on Fellows Road, Tax Map 197, Lot 44. The parcel has frontage on Fellows Road and Lovell Lake Road. The applicants are proposing to divide the property into 3 lots. The applicants have received a lot size variance from the zoning board of adjustment.

23. S Royle opened the public hearing.

24. Ted Wright of Norway Plains addressed the Board and provided a brief overview of the proposal as well as a map of the proposed subdivision for review.

Motion: To accept the application as complete.

Made by: Tom Dube

Seconded by: John Blackwood

Discussion: None

Vote: 4-0 in favor of the motion.

25. T Dube questioned the status of the State subdivision approval.

26. Ted Wright replied that he is awaiting the Planning Boards approval before submitting to the State.

27. S Royle opened the public hearing to comment and being none he closed the public hearing.

Motion: To approve the application for a minor subdivision of Tax map 197 Lot 44 property of Daniel, Anna and David Flint on Fellows Road, conditional on State approval and meets and bounds being shown on the mylar for recording.

Made by: Tom Dube

Seconded by: John Blackwood

Discussion: None

Vote: 4-0 in favor of the motion.

28. Major Site Plan Application:

Color Coatings Realty, LLC located at 74 Crystal Lane, Tax Map 212, Lot 13. The owners are planning to add a 40-foot by 40-foot addition to the existing building.

29. S Royle opened the public hearing.

30. Mr. and Mrs. Lebel addressed the Board and provided a brief overview of the proposal addition for review.

31. The Board reviewed the proposed addition.

32. S Royle opened the public hearing to comment and being none, closed the public hearing.

Motion: To accept the application as complete.
Made by: Tom Dube
Seconded by: Dave Silcocks
Discussion: None
Vote: 5-0 in favor of the motion.

33. N Fogg noted the only comment he has is that a dripline trench had been required under the eve of the previous addition and the same requirement for a dripline trench should be required again to address the increase in impervious area. He discussed the proposed project with the Fire and Police Department and the Police Department suggested adding some motion lights to the property. He stated the septic is adequate for 30 employees and the parking allows room for trucks to come and go.

Motion: To approve the application for a major site plan application at Tax Map 212, Lot 13 74 Crystal Lane, Color Coatings Realty LLC with a \$1,000 bond for drainage upgrades.
Made by: Tom Dube
Seconded by: John Blackwood
Discussion: None
Vote: 5-0 in favor of the motion.

BOARD BUSINESS

34. Signed Canal Farm subdivision plan.

35. Mindy Gibson DBA the Wailing Loon, Garvin Building requesting a liquor license to sell wine. The board questioned whether this was a takeout business or whether wine was consumed on the premises.

36. N Fogg noted that he does not see any issues with this request except it is a different use than what was at the location previously and such will also need review of the Board of Selectmen and Police Dept.

37. T Dube suggested they table this to the next meeting.

38. Agritourism in zoning ordinance. N Fogg noted that they received an inquiry for agritourism and noted it is not listed as a permitted use.

APPROVAL OF MINUTES

39. Next meeting

PUBLIC COMMENT

40. None.

SET MEETING DATE

41. The next scheduled PB meeting will be 7pm, Thursday, November 16th, 2017 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:31 pm.
Made by:	S Royle
Seconded by:	D Silcocks
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Amelia Capone Muccio