



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING 16 November 2017

Approved: 12/07/17

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

Also present were: Donna Martin, videographer, Kerry Fox, Cheri Schlenker, Judi DesRoches, & Thayer Fellows.

CALL TO ORDER

1. Vice-Chairman Dube 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:**
Submitted by Fox Survey Company for properties owned by Peter & Cheryl Schlenker, DesRoches NH Real Estate Trust, Thayer Fellows, Peter & Lynn Lewis, Tod & Emily Lewis, John Laucus Irrevocable Trust, located at Red Gate Road and Chase Lane, Tax

Maps 20-23, 208-25, 208-22, 208-28, 208-27, 208-26, 208-24. TM 208-23 is being divided between abutting properties.

**Dick DesRochers was not seated for Boundary Line Adjustment application.*

T Dube opened the public hearing.

Kerry Fox addressed the Board to present the application.

Vice Chair Dube questioned if the application is complete.

N Fogg replied the application is complete, the notice was in the paper and the abutters have been notified.

K Fox provided a summary explanation of the boundary line adjustment that essentially takes Tax Map 208/23, a lot leading to the lake, and absorbs the lot into multiple abutting parcels. He reviewed the proposed plan explaining how each lot will increase in size as depicted on the plan. This adjustment will not make any of the less conforming.

D Stewart questioned the structures on that lot.

K Fox replied they would be demolished.

Vice Chair Dube entertained any questions or comments from the public, being none he continued the second part of the application.

K Fox continued the application presentation noting that the adjustment is being done in such a way to allow future title searches clarity on what has taken place. He reviewed the sketch that provides the details on the revised square footage for the lots and that instead of three waterfront lots, there will be only two lots.

Motion: to move to accept the application as complete.

Made by: Doug Stewart

Seconded by: Connie Twombly

Discussion: None

Vote: 3-0 in favor of the motion.

Vice Chair Dube opened the hearing to questions from the public.

Thayer Fellows owns one of the parcels and stated that Mr. Fox has done a great job preparing the adjustment presentation and he noted an agreement amongst the land owners will be drafted outlining the terms of adjusting the lots.

Being no other comments, Vice Chair Dube closed the public hearing.

D Stewart questioned the right of way status.

K Fox replied that they will have the same rights with privilege to cross the property.

Motion: to move to accept the application for a lot line adjustment for properties owned by Peter & Cheryl Schlenker, DesRochers NH Real Estate Trust, Thayer Fellows, Peter & Lynn Lewis, Tod & Emily Lewis, John Laucus Irrevocable Trust, located at Red Gate Road and Chase Lane, Tax Maps 20-23, 208-25, 208-22, 208-28, 208-27, 208-26, 208-24. TM 208-23 is being divided between abutting properties with the following conditions; a second sheet is added to the plan to clarify the adjustment on the small waterfront parcels, a note added to the plan that the existing structures on the area being added to Map 208 Lot 24 will be removed, and monumentation will be set.

Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 3-0 in favor of the motion.

**Dick DesRoches joined the Board.*

5. Amendment #1 as proposed by the Planning Board: Article 3, Table 1

Permitted Uses: To amend Article 3 Permitted Uses by renaming "In-Law Apartment" to "Accessory Dwelling Unit" to coincide with Article 23 D of the Zoning Ordinance.

Vice Chair Dube read the proposed amendment and opened the public hearing.

N Fogg noted that this amendment will correct an oversight in including it in the table, no change is being made.

Being no other comments or questions, Vice Chair Dube closed the public hearing.

Motion: to move Amendment #1 as proposed by the Planning Board to the ballot.

Made by: Connie Twombly
Seconded by: Doug Stewart
Discussion: None
Vote: 4-0 in favor of the motion.

6. Amendment #2 as proposed by the Planning Board: Article 3, Table 1

Permitted Uses: To amend Article 3 Permitted Uses by changing "Personal Wireless Service Facility/ Telecommunication Facility" from a permitted use to a conditional use in certain zoning districts, as described in the referenced footnote.

Vice Chair Dube read the proposed amendment and opened the public hearing.

N Fogg noted that this amendment will correct the footnote on the conditional use permit.

Being no other comments or questions, Vice Chair Dube closed the public hearing.

Motion: to move Amendment #2 as proposed by the Planning Board to the ballot.

Made by: Doug Stewart

Seconded by: Connie Twombly

Discussion: None

Vote: 4-0 in favor of the motion.

7. Amendment #3 as proposed by the Planning Board: Article 3, Table 1

Permitted Uses: To amend Article 3 Permitted Uses by adding " Small Wind Turbine" as a permitted use or conditional use in certain zoning districts to match the wording in Article 24A of the Zoning Ordinance. The amendment adds footnote 19 to the permitted use table relating to the permitting of such uses. The amendment also amends Article 24A, removing reference to permitted zoning districts, which are being moved to Article 3, Table 1.

Vice Chair Dube read the proposed amendment and opened the public hearing.

N Fogg noted that this amendment will add a footnote to the table.

Being no other comments or questions, Vice Chair Dube closed the public hearing.

Motion: to move Amendment #3 as proposed by the Planning Board to the ballot.

Made by: Dick DesRochers

Seconded by: Doug Stewart

Discussion: None

Vote: 4-0 in favor of the motion.

8. Amendment #4 as proposed by the Planning Board: Article 3, Table 1

Permitted Uses: To amend Article 3 Permitted Uses by adding " Solar Panel, Roof Mounted" and "Solar Panel, Free Standing" as permitted or conditional use in certain zoning districts. The amendment also adds related definitions to the Article 33 of the Zoning Ordinance.

Vice Chair Dube read the proposed amendment and opened the public hearing.

N Fogg noted that the definitions are listed on the back page and this has been discussed a number of times previously.

Being no other comments or questions, Vice Chair Dube closed the public hearing.

Motion: to move Amendment #4 as proposed by the Planning Board to the ballot.

Made by: Dick DesRochers

Seconded by: Connie Twombly

Discussion: None

Vote: 4-0 in favor of the motion.

9. Amendment #5 as proposed by the Planning Board: Article 3, Table 3

Density and Minimum Dimensional Requirements: To amend Article 3 Density and Minimum Dimensional Requirements by removing references to a non-existent footnote from "Minimum Living Area-Single Family Residential" and adding reference to footnote 6 for "Minimum Living Area-Multi Family Unit" requiring structure to be consistent with or complimentary to the rural character and setting of Wakefield.

Vice Chair Dube read the proposed amendment and opened the public hearing and being no other comments or questions, he closed the public hearing.

Motion: to move Amendment #5 as proposed by the Planning Board to the ballot.

Made by: Dick DesRochers

Seconded by: Doug Stewart

Discussion: None

Vote: 4-0 in favor of the motion.

10. Amendment #6 as proposed by the Planning Board: Article 20, Seasonal

Dwelling Conversion: To amend the article's reference to the appropriate section of the state's subsurface rules.

Vice Chair Dube read the proposed amendment and opened the public hearing.

N Fogg noted that this amendment will correct the reference.

Being no other comments or questions, Vice Chair Dube closed the public hearing.

Motion: to move Amendment #6 as proposed by the Planning Board to the ballot.

Made by: Dick DesRochers

Seconded by: Connie Twombly

Discussion: None

Vote: 4-0 in favor of the motion.

N Fogg noted all the proposed amendments have been reviewed by Counsel and are ready to be place on the ballot.

BOARD BUSINESS

11. Agritourism in zoning ordinance.

N Fogg stated he did have some inquiries on Agritourism which he believes is covered under permitted uses, but will advise the Board if it is not. He stated Agritourism is when a farm rents the property for a wedding, sleigh rides, corn maze, etc.

12. Insignificant change of use

N Fogg noted that with regards to the inquiry on the Wailing Loon at the Garvin Building requesting a liquor license to sell wine, he noticed a number of other insignificant changes of use and in the development regulations such change is determined by the Land Use clerk if any application is needed, but he feels the process is unclear and if any insignificant changes of use should require an application and come before the Planning Board.

T Dube suggested they check this with Mike Garrepy, but he feels they should be consistent and have all come before the Board.

N Fogg replied he would check with Mike Garrepy.

APPROVAL OF MINUTES

13. Tabled to the next meeting

PUBLIC COMMENT

14. None.

SET MEETING DATE

15. The next scheduled PB meeting will be 7pm, Thursday, December 7th, 2017 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:05 pm.
Made by:	Connie Twombly
Seconded by:	Doug Stewart
Discussion:	None
Vote:	4-0 in favor of the motion.

Respectfully submitted,
Amelia Capone Muccio