



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

December 15, 2022

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	Johnny Blackwood		Victor Vinagro, Building Inspector/Code Enforcement Officer Shoreland Officer	✓
Doug Stewart Vice Chairman	✓	Stephen Leroux		Peter Gosselin, Building Inspector	
Ken Fifield Selectmen's Representative	✓	Priscilla Colbath	✓		
David Silcocks, Member				Steven Whitley, Town Counsel	
Dick DesRoches, Member	✓			Public Hearing	✓

Others present

Kerry Fox, Jen Czysz. Mark Hempton on Zoom and Michelle Keating from Clearview Community TV.

Pledge of Allegiance & Call to Order

Mr. Dube called the meeting to order at 7:00 and those present joined him in the flag salute.

Public Comment

None

Public Hearings

Minor Subdivision Plan Application

Submitted by Kerry Fox of Fox Survey Company on behalf of property owner Joseph Buban of North Attleborough, MA, for property location Map 48, Lot 4, a 22.795-acre lot at 437 Ballards Ridge Road, East Wakefield. The applicant is seeking approval of a Minor Subdivision Plan, creating one new 5-acre lot.

Mr. Fox said the lot was created by a 1992 subdivision. It is in the R3 zone. A wetlands scientist has delineated the wetlands. They have received a state approval for a dredge and fill wetland state approval. It was logged 10-15 years ago. The PWD has given permission for the driveway location.

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

Seat Alternates

Mrs. Colbath was seated for Mr. Silcocks.

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

There is almost 18 acres left in the original parcel which contains a home. Mr. Dube opened the Public Hearing at 7:10. Mr. Mark Hempton said he owns 48 acres behind this parcel. He considered buying this parcel about five years ago but the surveyor and wetlands scientist he hired said it was more than 50% wetlands. Mr. Vinagro said he had been out there and agrees with Mr. Fox's interpretation of the wetlands. Mr. Dube said you can tell by the elevation on the plan that the upland area is much higher than the wetlands area. Mr. Hampton asked if the planned culvert is big enough to handle the amount of water coming down Mr. Fox said he spoke with the owner and people who live in the area and based the size on what he was told. He said there will be two 15' culverts which he believes far exceeds what would ever be required. Mr. Hempton was concerned about ATV's on his property. He was told ATV's have been traveling that woods road for years.

Mr. Dube closed the public hearing at 7:16.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the application with two conditions, that the pins be set and noted on the plan plus approval of the Dredge and Fill permit from the state. (Vote 5-0)

Conceptual Review

John Williamson, TM 171-12, Donahue Road, discussion of options for property.

Mr. Williamson said he had previously been before the Board with an eleven lot subdivision. He would now like to subdivide that parcel into a two or three lot subdivision instead.

Mr. Dube said this is a Conceptual Review and anything said here tonight is not binding on either party. The Board discussed whether this would be a major or minor subdivision and determined that it would be a minor subdivision. Mr. Williamson pointed out where the lots would be located. He pointed out the wetland area. The land does not front a road. He would probably need approval from other parcel owners to improve the road for fire and safety vehicles. Mr. DesRoches said he is not keen on subdivisions that don't make some improvement to the land. Perhaps there could be a trade off of some of the 38 acres put into conservation? Mr. Stewart recalls our attorney stating you can't have a lot divided by a road but he might be able to get a variance. He may be required to set up a road association to maintain the road and plow it.

Board Business

Review of proposed Zoning Ordinance amendments and updates

(ALL APPROVED ARTICLES MAY BE VIEWED ONLINE OR AT THE LAND USE DEPARTMENT)

Article #2:

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve Article #2 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Article #3:

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve Article #3 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Article #4:

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve Article #4 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Article #5:

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve Article #5 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Article #6:

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve Article #6 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Article #7:

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve Article #7 and send it forward to a Public Hearing on January 5, 2023. (Vote 5-0)

Set dates for public hearing(s) on proposed amendments

Approval of minutes

Mrs. Colbath made a motion, seconded by Mr. Fifield, to approve the minutes of December 1, 2022. (Vote 5-0)

Correspondence

None

Public comment

None

Set next meeting date

January 5, 2022

**Mrs. Colbath made a motion, seconded by Mr. Fifield, to adjourn the meeting at 9:10.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary