



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

May 5, 2022

Approved

| MEMBERS | | ALTERNATES | | OTHERS | |
|---|---|------------------|--|--|---|
| Tom Dube Chairman (via Zoom) | ✓ | Johnny Blackwood | | Victor Vinagro, Building Inspector/Code Enforcement Officer Shoreland Officer | ✓ |
| Dick DesRoches Vice Chairman | ✓ | Stephen Leroux | | Peter Gosselin, Building Inspector | |
| Ken Fifield Selectmen's Representative | ✓ | | | Jen Czysz, SRPC | |
| David Silcocks, Member | | | | Richard Sager, Town Counsel | |
| Doug Stewart Member | ✓ | | | Public Hearing | ✓ |

Others present

Dorothy Amanti, Don Clifford, David Doyle, Ryan Fowler, Tim ? and Michelle Keating from Clearview Community TV.

Zoom: Gregory Hoyt

Pledge of Allegiance & Call to Order

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

Seat Alternates

None present

Public Comment

None

Public Hearings

Minor Subdivision Plan Application and Boundary Line Adjustment, with amended plan & request for waiver: submitted by James F. Rines, of White Mountain Survey & Engineering, Inc., a Division of Horizons Engineering, Inc., for property owned by White Violet Property LLC (formerly known as) Peregrine Realty LLC, located at 378 Meadow St., Tax Map 183, Lot 61 and Tax Map 180 Lot 32 & 33. The Applicant is seeking approval to adjust the boundary lines of the three existing parcels and to plat a road right-of-way for future access to adjusted lots. Proposed lot sizes are .88-acre, 1.21 acre, and 16.76 acres plus 1.06 acre for Fresian Drive.

Mr. DesRoches made a motion, seconded by Mr. Stewart to continue this hearing until May 19th. (Vote 4-0)

Minor Subdivision Plan Application: submitted by Ryan Fowler of Horizons Engineering, Inc., for property owned by Virginia Lane Realty Trust, c/o Dorothy Amanti, TM 74-45, Lord Road. The applicant is seeking approval of a Minor Subdivision Plan application of the property creating one 2.554 +/- acre lot and one 52 +/- acre lot, subdividing off the existing garage lot into a building lot. The applicant is also seeking waivers from Subdivision Regulations (Section 4.06, 14) location of all driveways within 200' of the subject site, and (Section 4.06, 24, summary of drainage upstream to the property.

Mr. Fowler said they are proposing to subdivide off the existing garage on the 2.5 acre lot with 1.1 acre that's buildable. This is located on Lord Road. The garage is presently being rented by the abutter across the road who has interest in the property. They have previously been in for a conceptual review and had originally looked at subdividing two lots. At that time the Board was concerned about the steep winding road beyond this subdivision so they decided to just go with the one. Test pits have been done for the septic to meet state requirements. Mr. Vinagro said that the application is administratively complete, fees have been collected, abutters notified and notice has run.

Mr. Stewart made a motion, seconded by Mr. Fifield to accept the application as complete (Vote 4-0)

Mr. DesRoches asked if there was an additional waiver that should be requested. Mr. DesRoches said Roadway Regulations section 6.01 paragraph 7, in our Planning Regulations state: Subdivision along a Class VI road, or any private road, shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town's ordinances. He asked Mr. Vinagro if this applies and if so, should the applicant ask for a waiver. Mr. Stewart said if this was a multi lot subdivision the Board would be more likely to require road improvements.

Mr. Dube opened the Public Hearing at 7:11.

Gregory Hoyt, an abutter, asked if there was any more information on the 52 acre lot. Mr. Fowler said the existing lot is 55 acres and only one lot will be subdivided from that parcel.

Mr. Dube closed the Public Hearing at 7:13.

Mr. Fowler wrote a request for the additional waiver. Mr. Fowler gave a brief history of the property. Lord Lumber Company still holds title to the road. There is no water access on the 2.5 acre parcel and it won't have water access because it's separated by the road.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the following waivers from Subdivision Regulations (Section 4.06, 11, Section, Section 4.06, 12, Section 4.06, 14, Section, Section 4.06, 22, Section 4.06, 24 and 6.01 paragraph 7.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to conditionally approve with the following conditions: NHDES Subdivision Approval with the number written on the plan, survey stamp, pins set and shown on the plan, and expand the signature block. (Vote 4-0)

Conceptual Review

None

Board Business

A report from the Code Enforcement officer concerning a condition of approval for the July 15, 2021 Jason Irving Minor subdivision to report on the stormwater management project for road drainage.

Mr. Vinagro met with Patty Philbrick of the Pine River Pond Association for an update on the Lord Road stormwater management project. They have received a \$75,000 grant from the state. They want to first address Karen Way where they have a boat ramp. There are a lot of problems with drainage there. They will work their way to Lord Road/Camp Road from there. Mr. Vinagro will keep the Board updated on the progress. They are looking at storing drainage water in a concrete tank and having that pumped. Jason Irving has given a 50' easement on both sides of the road and everyone is working together.

A letter was mailed out to the Phil Colosi on April 29th as requested by the Board. Mr. Vinagro will send that letter to all Board members. (See attached letter)

Approval of previous meeting minutes

Mr. Dube tabled the minutes of April 21st until the next meeting.

Correspondence

Mr. Vinagro said the building inspector received a letter from George Promise asking some questions as an abutter to a property that was granted a minor subdivision on April 21st. The Board discussed the questions. Mr. Vinagro will answer the questions. Mr. Promise's concern about a Board member being a friend of the applicant does not mandate that the Board member abstain from the vote. (See attached letter)

Public comment

None

Set next meeting date

May 19, 2022

Adjourn

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:40. (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary