



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes July 7, 2022 Draft

Approved
7-21-22

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

Others present

Reid Merrill, Madelyn and Bob Ness and Max Gehring from Clearview Community TV.

Pledge of Allegiance & Call to Order

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

Seat Alternates

Mr. Leroux was seated for Mr. Silcocks

Public Comment

None

Public Hearings

Conditional Use Permit

Submitted by Reid Merrill of 8 Collins Court, Plaistow, NH for property he owns on Province Lake Road, TM 34-99, East Wakefield, NH. The applicant is seeking approval of a Conditional Use Permit for a family-run blueberry farm offering pick-your-own. The site would feature an assortment of blueberry varieties good for baking, eating or preserving. Bushes to included native lowbush existing on the site as well as medium and high bush varieties to provide season-long picking. Plan is for organic bush care with no spraying.

Mr. Merrill said he had 53 acres and would like to plant about two acres of organic or no spray blueberries. He and his son would be doing all the work. He told the Board that the property was an old gravel pit and there is a wide entrance and good visibility. Mr. Merrill had been before the Board recently so there were very few questions.

Mr. Dube opened the Public Hearing at 7:05. Mr. Dube closed the Public Hearing at 7:07.

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

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

Mr. Dube read all 7 Criteria

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit;
2. The proposed use(s) is/are consistent with the adopted Master Plan;
3. The specific site is in an appropriate location and of adequate size for the use;
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located;
5. There will be no nuisance or serious hazard to vehicles or pedestrians;
6. The use will not place excessive or undue burden on Town services and facilities;
7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

Mr. DesRoches made a motion, seconded by Mr. Fifield to approve the seven criteria. (Vote 5-0)

Mr. DesRoches made a motion, seconded by Mr. Fifield to grant the Conditional Use Permit for TM34 L99. (Vote 5-0)

Conceptual Review

None

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Fifield, to approve the minutes of June 16th. (Vote 4-0-1)

Board Business

Baker Subdivision Plan signing of Mylar

The Board signed the mylar after the meeting.

Correspondence

None

Public comment

None

Set next meeting date

July 21, 2022

Adjourn

**Mr. DesRoches made a motion, seconded by Mr. Fifield, to adjourn the meeting at 7:15.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary