



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

February 16, 2023

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman by Zoom	✓	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

Alternate Stephen Leroux, Johnny Blackwood, Rose Cleveland, Robert Baxter 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.

Seat Alternates as Necessary

Full Board

Public Comment

None

Public Hearings

None

Conceptual Review

None

Board Business

Johnny Blackwood discussion on Anglin Road Access

Mr. Blackwood said off Pinewood Shores Road and Blackwood Road is Anglin Road. When the subdivision was put in Anglin Road was access to three lots and came off Pinewood Shore Road. And the other three lots came off Blackwood Road. He said Anglin Road is not supposed to be used. He would like to change the names of the roads. Mr. Vinagro said it's not a road but people started driving through. It is not plowed in the winter. On the north side of Anglin Road where the road would have gone through someone stuck a sign there for deliveries. Brad Beverage of the fire department, Mr. Blackwood and himself walked the property. He wanted to make sure the fire department had the correct addresses and means of access. Half of the homes are accessed through Pinewood Shores and the other half through Blackwood Road.

The maps show where there is no road, a turnaround at the end of Anglin Road where you access it from Pinewood Shores. In the summer people are using this for a quick access so there is a lot more usage on Anglin Road (north) which is causing some drainage issues. Mr. Beverage's concern is a private ambulance might try to enter one way and then have to turn around and enter through the other road and he'd like to see some signage on Anglin Road saying it is a dead end and has a turnaround. Mr. Blackwood said that Anglin Road would still access two of the lots. Mr. Silcocks asked why it couldn't be made into a thruway. Mr. Blackwood said that was a decision by the Planning Board at the time. Mr. Stewart said if the cow path were made into an actual road it would be splitting a homeowners land in half with a road. The original Anglin Road doesn't exist. There is a house there now.

Mr. Fifield said Mr. Blackwood's proposal would be the section that goes to lot number 1 Anglin Road, permanently block a section and rename the roads. Mr. Dube said the roads definitely have to be renamed and he explained why. Either both roads need to be renamed or leave one Anglin Road and rename the other one. Mr. Stewart asked if Anglin Road which services Lots 182, 196 and 236 has a road association. Mr. Blackwood said that they are part of the Pinewood Shores Association. Mr. Vinagro will find out what the process is for changing the name of a road. Perhaps SRPC can help with information.

Rose Cleveland Planning Board Alternate Application

Mrs. Cleveland is running for Planning Board in March so the Board decided to wait until after elections to see if she is elected to the Planning Board at that time and if not, take this application up then. Mrs. Cleveland agreed.

Signing for Plans for George's Realty LLC Minor Subdivision

Mr. Vinagro said all the conditions have been met. The Board signed the Plans.

Approval of minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the minutes of January 5, 2022. (Vote 5-0)

Correspondence

Mr. Dube asked the Board to support our Master Plan by supporting the vote for the Multi-Generational Community Center. One of the two letters supports applying for grants and letters of recommendation from any town Boards would be helpful. These grants would reduce the Bond amount. The Board thought the shorter letter should go to grant applications. Mr. Dube

said this Community Center has been part of the Master Plan for twenty five years and has been talked about for over ten years. More information is available than there was last year, The cost has been reduced considerably and the new design fits the rural character of Wakefield. The Board, by consensus agreed to support the Community Center letter.

Public comment

None

Set next meeting date

March 2, 2023

**Mr. Silcocks made a motion, seconded by Mr. DesRoches, to adjourn the meeting at 7:40.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary