



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 6 September 2018

Approved: 9/20/2018

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member	X	Donna Martin	X	Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Chair	X	John Blackwood	X		
Vinton Wallace, Selectmen's Representative		Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X	Connie Twombly, Selectmen's Representative Alternate	X	Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair	X				

Also Present: John Abbott Jr., Veronica Abbott, Robert Nason, Donna Martin and Andrew Pitts

- A. Pledge of Allegiance & Call the meeting to order
T Dube called the meeting to order following the pledge of allegiance.
- B. Seat Alternates
Not necessary
- C. Public Comment
None
- D. Public Hearings

● **Minor Subdivision Plan Application** submitted by Kerry Fox for property owned by Robert A. Nason on Pine River Road, Tax Map 40-7. The applicant is requesting an approval of a Minor subdivision Plan Application to subdivide the current parcel into two lots.

Kerry approached the board with plans for the subdivision. The lot is zoned agriculturally, the unsubdivided lot is 22.05 acres, access would be from Pine River

Pond Road. If subdivided, the two lots would be 5.02 acres and 17.03 acres. The application is complete, fees have been paid, abutters and public have been notified.

D DesRoches wanted to make it known that he has done business in the past with Robert Nason and would abstain from voting on the matter if anybody felt it necessary. No members had any issue with DesRoches remaining as a voting member on the matter.

Motion: to accept the application

Made by: D Silcocks

Seconded by: D DesRoches

Discussion: None

Vote: 4-0-0

Connie Twombly joined the meeting as the alternate Selectmen's Representative.

There is already an access road in place on the property for Robert's business. No part of the road will be on the new parcel (5.02-acre lot).

PUBLIC COMMENT OPENED

Veronica Abbott, abutter, spoke in favor of the subdivision. Robert Nason asked if could just get the lot approved to be commercial, so that he won't have to come back to get approval for that later on. T Dube stated they are reviewing the subdivision tonight, but they could look further into it. Afterwards, D DesRoches read Article 35 in zoning. It was determined that Robert would need to go to the Zoning Board of Adjustment to have that parcel approved as commercial.

PUBLIC COMMENT CLOSED

Kerry stated he would need to set pins on the lot. Kerry has requested multiple waivers on the application that the board reviewed. The first being 5.010, surface drainage and the second being 5.011 erosion and sediment control.

Motion: to accept waivers for 5.010 and 5.011

Made by: D Silcocks

Seconded by: D Stewart

Discussion: None

Vote: 5-0-0

The next waivers were 4.06 22, 23 and 24 all regarding wetland delineation.

Motion: to accept waivers for 4.06 22, 23 and 24

Made by: D Silcocks

Seconded by: D Stewart

Discussion: None

Vote: 5-0-0

Meets and bounds need to be on the plan. Kerry will put a note on the plan. There is no need for a bond on the plan.

Motion: to approve the application with the meets and bounds being set, a note on the plan and the proper mylars to be signed.

Made by: C Twombly

Seconded by: D DesRoches

Discussion: None

Vote: 5-0-0

E. Conceptual Review

- Deborah Kerivan, 80 Long Ridge road, Tax Map 88-29. Proposed catering business

Deborah approached the board, looking for approval on an in-home catering business. She presented pictures of her home and kitchen for the board. She is registered with the State of NH. And had her water tested through the State of NH. She is certified in SERV Safe as well. Her lot is zoned as R3, no retail, no seating at the home. Deborah would be the only person preparing/cooking the food. Catering business would be covered under home enterprise, and it is allowed in her zoning. The board suggested that she would need to apply for a conditional use permit. The board explained the process to Deborah. The outside of the home will not be changed if the business is approved.

F. Board Business:

CIP

Next meeting on September 20, 2018, at this point some working sessions are scheduled with department heads. Donna Martin inquired if board would like the working sessions videoed, the working sessions are considered a public meeting. The board did not see any reason not to have the sessions videoed. The board discussed the working sessions further.

G. Approval of previous meeting minutes: August 16, 2018

Motion: to approve August 16th minutes

Made by: D DesRoches

Seconded by: D Stewart

Discussion: Donna stated her name was not listed as an alternate or a videographer. The correction will be made

Vote: 4-1-0

H. Correspondence

None

I. Public Comment

J. Set Next Meeting Date: September 20, 2018

T Dube stated following up from last meeting, and the hearing with Relf Fogg. T Dube stated he spoke to the code enforcement officer, and the matter is being handled between Relf and the Code Enforcement Officer.

K. Adjournment

Motion: to adjourn
Made by: D Silcocks
Seconded by: D DesRoches
Discussion: None
Vote: 5-0-0

The meeting adjourned at approximately 7:50PM

Respectfully Submitted, *Jeanne Paul*