



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

April 6, 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

Ed Brown, George Fredette, Dan Flores, Kerry Fox, 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

Mr. Leroux was seated for Mr. DesRoches.

Public Comment

None

Public Hearings

None

Conceptual Review

Kerry Fox – White property, TM126-019, 75 North Shore Drive

Mr. Fox pointed out on a map two lots owned by the Bruce White Estate. Mr. White, before he passed, planned on subdividing these lots on North Shore Drive which are now owned by two separate family members. There is not enough land to make the required amount for both lots. Maybe a lot line adjustment as lot 19 has land on the other side of the road. A lot line adjustment

could be done by holding one acre with one of the lots which would meet the requirement. The other lot would become more conforming. The back lot is just shy of an acre. Mr. Dube said this is a Conceptual Review and nothing said here tonight is binding on either party. He then asked if lot 19 and all in yellow is currently one lot? Mr. Fox answered that it is. The acreage includes the road. Mr. Dube said what Mr. Fox is proposing meets our zoning and makes more sense.

Kerry Fox – Brown property, TM 184-2, 2008 Wakefield Road

This property is across the street from the Public Safety Building and owned by Ed. Brown. He would like to subdivide. Mr. Fox said he had a question about lot sizing. Road frontage is not an issue. He said under Building/Residential in the regs it says 20,000 sq. ft., a half-acre of land. There is a clause that says additional minimum area required for each residential unit in excess of one unit for commercial/residential tied to municipal water and sewage. It says you would need 5,000 additional sq. ft. per unit. He asked what comprises a unit. Right now, there is an apartment building with a total of eight units. Looking at it that way we wouldn't have enough land area to subdivide. Mr. Fox said we are so close about a tenth of a half-acre short to meeting that regulation. Mr. Stewart told him he could go to the ZBA and ask for a variance. Mr. Dube said steep slopes shouldn't mean anything if you have town water and sewer. The steep slopes apply to leech fields.

George Fredette – SFC Engineering, Wyman Cove LLC. TM 110-006, 161 North Road

Mr. Fredette said the owner Terry Brown came before the Board last September with this piece of property for a discussion about a subdivision. Mr. Fredette said he brought that information to our office and we have come up with this plan. The wetlands have been delineated. He pointed out the boundaries on the map. The property consists of twenty three acres. North Road is on the property as an easement. There are nine existing homes in this area. A finger area to the water is part of the twenty three acres. There is an existing four bedroom home on the property on the north end. Mr. Dube stated that nothing said here tonight is binding on either party, this is a conceptual review. Mr. Fredette said there is a conservation overlay district and an aquifer overlay district on the property. They would like to make this property into a five lot subdivision, four new buildable lots plus the existing lot with the house. The shoreland piece will be 1½ acres. All the rest have at least 3 acres of upland area.

On lot number two there's a barn and a horse paddock that will be Mr. Browns. It can exist on an adjacent lot as long as there's an existing owner. They will abide by the local manure ordinance and will use best practices for storm runoff. It's their intention to keep North Road as is. It already serves nine homes and they will be adding two or three new homes. All current deeds state that each owner pays to maintain the road. They will formalize that with a homeowners association. All the new lots exclude any part of North Road. Instead of being an easement it would be its own piece of land. Mr. Stewart explained that the shoreland piece can only be used by one lot and one lot only. No other lot will be able to use the shoreland piece as that requires 150' of lake frontage. Mr. Stewart said he believes that finger of land could be attached to one of the lots. He suggested having SRPC weigh in on this. The finger could also be attached to the horse farm lot but can't exist as its own lot because it doesn't meet zoning. As far as Mr. Stewart

knows there are no provisions in the regs to create a non-buildable lot. Board members gave different scenarios on how the finger piece of land could be attached to different lots.

Mr. Dube said, you would need a waiver to subdivide on a road that wasn't up to town specs. One thing we require is a road association with a deed to own that road by the association. Mr. Fredette said he would have to look at a turn around for a fire truck. There is a turnaround halfway down North Road.

Board Business

Approval of minutes

Mr. Fifield made a motion, seconded by Mrs. Colbath, to approve the minutes of March 16, 2023. (Vote 3-0-2)

Correspondence

None

The Board discussed the importance of Mr. Vinagro being at the Planning Board meeting saying he is a great asset to the Board, helps applicants save time by being at the meetings, and thinks of things that the Board doesn't.

Set next meeting date

April 20, 2023

Mr. Stewart made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 8:00. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary