



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

May 4, 2023

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	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 by Zoom				Public Hearing	

Others present

Tabitha Scott, Amber Marcoux 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

Mr. Leroux was seated for Mr. DesRoches.

Public Comment

None

Public Hearings

None

Conceptual Review

Tabitha Scott, 76 East Side Road, catering business, Cater You, LLC.

Mr. Dube said this is a conceptual review and nothing said here tonight is binding on either party. Mrs. Scott told the Board that she started a catering business for weddings and large events. She has a mobile kitchen which goes to the events. She does nothing at her home address. Full service catering all takes place within the trailer. There will be no events at her home. The trailer is just housed at her home. The only thing she sees in the zoning ordinance that applies is home office. There will be no customers and no deliveries. She will shop for food items. She has

one event scheduled for 175 people. The trailer is 18'x8' and has a commercial kitchen. Mr. Dube said the business must be registered with the town and there shouldn't be a permit required. Registering with the town just lets them know that there is a trailer with a commercial kitchen there in case fire gets called out. She has a ServSafe Certificate. She has an appointment for the mandatory trailer inspection by the state health officer. It has a fire suppression system. Mr. Dube will talk with Mr. Vinagro in the morning.

Board Business

Rose Cleveland, Alternate PB member application

Mr. Stewart said he commends anyone who is willing to step up and serve on a Board and we have a hard time getting people to volunteer. He said there has been a lot of time and expense spent on her property by the town to get her in compliance. He understands that she is in compliance now. He recommends that they wait a bit to make sure she stays in compliance before considering her as an alternate. Mr. Dube agrees with anyone willing to serve the town but he doesn't feel the compliance issue should have any bearing on this decision. He said she has probably learned more about the process than most having gone through it. He said some have axes to grind but if someone is willing to volunteer we should appoint them.

Mr. Silcocks feels that if there was a conflict of interest any Board member would have to step aside. He believes they should give her a chance. Mr. Dube asked Mrs. Colbath and she said she wasn't sitting tonight but as an audience member that she was in agreement with Mr. Stewart.

Mr. Stewart made a motion that we delay accepting or rejecting an alternate position for Rose Baxter for one year to make sure she stays in compliance with our zoning. (The voted died for a lack of a second)

Mr. Fifield thinks the time period should be shortened to two months. Mr. Stewart believes it should be six months. Mr. Silcocks believes that she should be allowed to serve without conditions. If a conflict arises we can remove her at that point. Mr. Fifield said there are concerns but if you've done the right thing and complied it shouldn't be held against you. Mr. Stewart said she didn't work with the town and it required us to hire an attorney and take her to court and it was very time consuming and expensive. Mr. Stewart said it's fantastic that she's in compliance but it hasn't been that long. Mr. Dube said what the town and Mr. Vinagro has gone through has been tough. He believes everyone has the right to serve, as does Mr. Stewart. He feels that if she's an alternate and goes out of compliance it would be good for her to resign or be removed. Mr. Fifield asked if a provision could be added that as long as she stays in compliance with her property? Mr. Silcocks asked if that could be probationary. Mr. Fifield said he thinks we should welcome her to serve with an added provision that she can only serve while she's in compliance.

Mr. Silcocks said a Board can vote a member off based on conflict of interest. Mr. Fifield said we need to find out if one can only be a member in good standing as long as their own properties are in compliance. Mr. Fifield feels there is some expectation that the Board members keep their own property in order before asking others to do the same. Mr. Leroux said it wouldn't be a bad policy for any member on the Board. Mr. Silcocks said you see it all the time, there are constantly members on boards that aren't in compliance. Mr. Dube believes that Mr. Vinagro

could probably reach out to a couple of people to get the answer to the question, can you add conditions to a motion to approve an alternate and in order to serve she must stay in compliance.

Mr. Stewart asked if Mr. Vinagro will be attending the Planning Board meetings. Mr. Fifield said things are not yet set in stone and there will be a conversation.

Mr. Dube asked if everyone needs a packet at every meeting. The secretary said she did and the Board agreed that three packets would be fine to share. Agendas can be brought up on laptops and phones.

Approval of minutes

The minutes were tabled

Correspondence

None

Set next meeting date

May 18, 2023

**Mr. Stewart made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:30.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary