



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

June 15, 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				Public Hearing	✓

Others present

Chris Garcia, Gary Bushy, John Pella and Michelle Keating from Clearview Community TV. James and Carla Tarzia via Zoom.

Pledge of Allegiance & Call to Order

Mr. Dube called the meeting to order at 7:02 and those present joined him in the flag salute.

Seat Alternates as Necessary

Mr. Leroux was seated for Mr. DesRoches. Mrs. Colbath was seated for Mr. Silcocks

Public Comment

None

Public Hearings

Conditional Use Permit Application

Submitted by Chris Garcia of Cobalt Construction Management LLC, for property location Tax Map 153, Lot 19, 757 Canal Road, Wakefield, owned by James and Carla Tarzia [Tarzia Real Estate Trust], of East Hampstead, NH. The applicant is seeking approval of a Conditional Use Permit to add a two-bedroom, one bath ADU, 745.09 square feet, over a new two-bay garage. The property is located in the R2 Great East Lake zone.

Mr. Garcia presented to the Board a plan that included the shoreline and septic approval for an ADU. The garage is 866 sq. ft. and the ADU is 745.09 sq. ft.

Mr. Dube said the Planning Board put this on as a conditional use for the shorefront zone because there are a lot of small lots so they have to go through an extra step to make sure there are no problems concerning the conditions. He said anyone in Wakefield has the right to have an attached or detached ADU.

Mr. Stewart read the seven conditions

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

Mr. Leroux said one of the regulations is that the owner has to occupy one of the units. He asked if this would happen. Mr. Tarzia said he and his wife will occupy the house. They have six children and are in need of extra space. He does not plan to rent it. They plan to spend half the year in Wakefield. Mr. Stewart said the lot is large enough, meets all the conditions and he sees no issues.

Mr. Dube opened the Public Hearing at 7:14. Mr. Peller, an abutter, Mr. Pella, had two issues, one was the boundary line. Mr. Garcia said the pins have been set but Mr. Pella wants to know how he can make sure they are correct. He said it was never revealed to him where the property lines are. Mr. Dube told him if he had a question he could conduct a survey. Mr. Garcia had agreed earlier to flag that boundary for Mr. Pella. He also has an issue with a small stream and wants to make sure that debris during construction doesn't go into his culvert. Mr. Dube closed the Public Hearing at 7:14.

Mr. Stewart read the seven conditions for a Board vote:

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. Stewart made a motion, seconded by Mr. Fifield, that the applicant meets the seven conditions. (Vote 5-0)

Conceptual Review

Gary Bushey, 195 Buttercup Lane, Res III Zone, 14.52 acres, additional multi-family unit

Mr. Bushey pointed out his land on the map. Right now, he has a legal three family farmhouse and a 1,600 sq. ft. metal building used as a garage and stable. He would like to build a single family unit to live in. He said he's not worried about setbacks there is a 100 ft. on each side. He is looking to get approval to build a house on his 14 acres. Mr. Bushey said the land has no wetlands or steep slopes. Mr. Bushey said he is sure he has at least 12 acres of high and dry land. Mr. Dube told Mr. Bushey that this was a conceptual review and nothing said by either party is binding. Mr. Dube told Mr. Bushey he would have to hire a surveyor or someone to do his septic and Mr. Vinagro will need something from the septic person that says the land is high and dry and that there's no wetlands on the property and have that stated on the plan. Mr. Dube said to Mr. Bushey, long as you meet the zoning requirement of at least 12 acres of high and dry land. Mr. Stewart said this was a positive conversation and it appears that you will be able to do what you've asked to do.

Board Business

Approval of Minutes

Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the public minutes of June 1, 2023, with a correction. (Vote 5-0)

Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the non public minutes of June 1, 2023. (Vote 5-0)

Correspondence

Brookfield Wakefield Historical Society requesting a letter in support of the Society's LCHIP grant request to begin the restoration work on the Red School House property.

By consensus the board agreed to support the Brookfield Wakefield Historical Society request.. Mr. Vinagro will write the letter and Mr. Dube will sign it.

Set next meeting date

July 6, 2023

Mrs. Colbath made a motion, seconded by Mr. Dube, to adjourn the meeting at 7:20. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary

