



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

July 6, 2023

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	Johnny Blackwood Alternate		Victor Vinagro, Building Inspector/Code Enforcement Officer, Shoreland Officer	
Doug Stewart Vice Chairman	✓	Stephen Leroux Alternate		Peter Gosselin, Building Inspector	
Ken Fifield Selectmen's Representative	✓	Priscilla Colbath Alternate	✓		
David Silcocks, Member				Steven Whitley, Town Counsel	
Dick DesRoches, Member By Zoom	✓			Public Hearing	✓

Others present

Jeff and Deanna Brunelle, Kathy Marchetti, Mark Marchetti, Neal McCarthy, Phillip Jennison, Paul Connolly, Eli Goldenberg, Gary Gottschalk, Wendy Kean, Dawn Kean, Kevin Hickey, and Michelle Keating from Clearview Community TV.

Pledge of Allegiance & Call to Order

Mr. Dube called the meeting to order at 7:04 and led those present in the Pledge.

Seat Alternates as necessary

Mrs. Colbath was seated for Mr. Silcocks.

Public Comment

None

Public Hearings

Conditional Use Permit Application

Submitted by property owners Gary Gottschalk and Melissa Lewis for property location Tax Map 35-42, Gold Coast Drive, Wakefield. The property is in the R2 Belleau Lake Zone. The applicant seeks approval of a Conditional Use Permit to build a 750-square-foot Accessory Dwelling Unit on the top floor of two-story primary dwelling and attached two-car garage.

Mr. Gottschalk told the Board that the ADU would be at the bottom not the top. He said that if he put a kitchen in the bottom half he could use it as an ADU for his nephew. The top and bottom

would be separate. Mr. Vinagro noted that the application was complete, abutters had been notified, fees had been paid and the notice has run.

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

Mr. Dube opened the Public Hearing at 7:10. No comments. Mr. Dube closed the Public Hearing at 7:10.

The lot is three-quarters of an acre and there are no other dwellings on this property. His wife will reside in this building at least four months out of the year as she works remotely. They have no plans at all to rent this space.

Mrs. Colbath made a motion, seconded by Mr. Fifield to approve the ADU for Gary Gottschalk and Melissa Lewis for property location Tax Map 35-42. (Vote 5-0)

Boundary Line Adjustment Application

Submitted by Timothy Peloquin of Promised Land Survey LLC on behalf of property owners 1098 Lovell Lake Road LLC, at Map 209-Lot 7, in the R3 Agricultural Zone, and Mark & Kathleen Marchetti, 1056 Lovell Lake Road, Map 202-Lot 27 in the R2 Lovell Lake Zone. The applicants seek a lot line adjustment between raw land at Map 209-Lot 7 and Map 209-Lot 27. The adjustment would change the current lot size for Map 209 Lot 7 from 46.921 acres to 45.171 acres, and the lot size of Map 202 Lot 7 from .415 acre to 2.165 acres. The applicant also requests the following waivers from the following Development Regulations:

1. Article IV - Section 4.06, 11 - Delineation of all wetlands and wetlands buffers
2. Article IV - Section 4.06, 12 - Delineation of all slopes over twenty-five percent (25%)
3. Article IV - Section 4.06, 13 - Location of all buildings within fifty feet (50) of subject site
4. Article IV - Section 4.06, 14 - Location of all driveways within two-hundred feet (200') of subject site/s
5. Article IV - Section 4.06, 24 - Summary description of drainage, upstream and downstream of subject site/s

Mr. McCarthy pointed out on the map the area they would like to change. Mr. Vinagro sent a note stating the application is complete, the abutters have been notified, the fees have been paid and the notice has run.

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

The property doesn't have access to the lake. He said adding the piece of land makes it more conforming. There is a house on lot 27 but none on the larger parcel. Basically, they will be getting a larger backyard. Mr. Dube opened the Public Hearing at 7:24. Mrs. Wendy Kean asked about wetlands saying water already drains on her property. Mr. Dube said there would be no building, this is just a lot line adjustment adding land to a house that already exists. He said that there was no need to look at steep slopes, wetlands on 40 acres, we assume there is enough buildable land to put in a house and septic but nobody is building a house or proposing a septic system or subdivision tonight. Mr. Dube closed the Public Hearing at 7:28.

Mr. Stewart made a motion, seconded by Mr. Fifield, to accept the waivers stated in this application:

- 1. Article IV - Section 4.06, 11 - Delineation of all wetlands and wetlands buffers**
- 2. Article IV - Section 4.06, 12 - Delineation of all slopes over twenty-five percent (25%)**
- 3. Article IV - Section 4.06, 13 - Location of all buildings within fifty feet (50) of subject site**

4. Article IV - Section 4.06, 14 - Location of all driveways within two-hundred feet (200') of subject site/s

5. Article IV - Section 4.06, 24 - Summary description of drainage, upstream and downstream of subject site/s (Vote 5-0)

Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the boundary line adjustment with two conditions: a five line signature block and pins set listed on the mylar. (Vote 5-0)

Conceptual Review

Eli Goldenberg of Ari's Famous Corn, re: tax map 183-57 and 58 (corner lots Route 109 & Route 16). Discussion about changing zoning.

Mr. Goldenberg asked about changing the zoning on his lot and other lots along Route 16 from Agricultural to Business/Commercial. He also wanted to know what the advantage would be for him if this was done. Mr. Dube told Mr. Goldenberg that nothing said here tonight by either party is binding on either party. Mr. Dube said this was tried a few years back and Brookfield and some residents were against it.

Mr. Fifield said if you look at the major intersections in town they have a 1000 ft. circle around them that is Business/ Commercial and he doesn't know why the western side of this intersection was excluded. Mr. Dube said it's been discussed a few times with the Planning Board. He said we are probably not interested in doing a warrant article ourselves but Mr. Goldenberg could get twenty-five signatures of registered voters and the Board would vote to see if we are in favor of it or not and it could be put on the warrant to be voted on by the people. Mr. Fifield said this would make it more consistent with the other intersections in town. Mr. DesRoches agreed that logically it should be that same circle we have at every major intersection.

Paul Connolly, of Civilworks New England, representing owner Philip Jennison, re: TM 195-8, and TM 176-15, Brackett Road and Oak Hill Road, possible subdivision of three house lots.

Mr. Dube said that nothing said here tonight is binding on either party. Mr. Connolly told the Board that the land was comprised of 125 acres. Mr. Jennison would like to subdivide three lots, five acres each. A formal survey has not been done. Lot one and Lot two both have old Garvin cemeteries and he would like to include a small access road to the cemetery on Lot 2. There is no water access with the property. Sixty feet would be set to gain access to the remaining parcel. He would like to have the remaining 113 acres conserved and would be asking for waivers. Some of the parcels the land borders is already in conservation status. Mr. Jennison is in talks with MMRG about purchasing that land.

Mr. Dube explained that in order to subdivide on a road that's not up to Town specs there has to be something that is beneficial to the Town. The Board looks more favorably on waiver requests for the road if the remainder of the land is put into conservation, never to be built on. Mr. Stewart asked if Mr. Connolly believed that the five acre lots would meet the town criteria for wetlands and steep slopes. He said he did. Mr. Jennison pointed out the distance from his land to the lake. He said his intention is to give the whole parcel to MMRG if they will pay him enough. He will only subdivide the three parcels if monetarily necessary. He said it will be a while before he decides whether he wants to move forward with this project. Mr. Connolly commented on how

helpful Mr. Vinagro has been. The Board agreed that Mr. Vinagro does a great job of helping people.

Board Business

Application for Planning Board Alternate member: Mary Ellen Leone and sign-off swearing in/nomination form.

The Board would like Mr. Vinagro to invite her to the next Planning Board meeting so they can meet her and chat.

Sign-off Swearing in/Nomination Form for Rose Cleveland-Baxter and Steven Leroux.

The Board signed both documents.

Approval of minutes

Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the June 15, 2023, minutes. (Vote 4-0-1)

Correspondence

None

Mr. Stewart asked the Boards permission to work with Mrs. Mulkern or Mr. Vinagro to put something on the Town website asking for members for the CIP Committee. By consensus, all agreed.

Public comment

None

Set next meeting date

July 20, 2023

Adjournment

Mr. Stewart made a motion, seconded by Mr. Fifield, to adjourn the meeting at 8:08. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary