



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held on North Road Planning Board Site Walk Minutes August 3, 2023 Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chairman	✓	Johnny Blackwood, Alternate		Peter Gosselin, Building Inspector	
Doug Stewart, Vice Chairman	✓	Stephen Leroux, Alternate			
Ken Fifield Selectmen's, Rep		Priscilla Colbath, Alternate	✓		
David Silcocks, Member		Rose Cleveland, Alternate		Steven Whitley, Town Counsel	
Dick DesRoches, Member	✓			Site Walk	✓

Others present

Alternates Steve Leroux, and Rose Baxter

Lenny and Cindy Marshall, George Fredette, Sue and William Cox, Cathy O'Brien, Mike O'Brien, Kelli Cooper, Michael Cooper, Carol Engels, Michael Moore, Stephanie Moore

Call to Order

Mr. Dube called the site walk to order at 6:30.

Seat Alternates as necessary

Mrs. Colbath was seated for Mr. Silcocks.

Major Subdivision Application

Submitted by Daniel Flores, PE, of SFC Engineering Partnership, Inc., of Windham, NH, for property owned by Wyman's Cove LLC, 161 North Road, TM 110-6, 23 acres in the RIII and RII Zoning Districts. The applicants seek approval of a Major Subdivision Application to create four new buildable lots, with the original lot reduced to 1.35 acres and four new lots >3.4 acres. The application includes a waiver request from Development Regulations:

Article VI, Section 6.01.7 that requires Subdivision along a Class VI Road, or any private road, shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town's ordinances. The owner proposed continuation of the existing private road (North Road.)

North Road is 2100 ft. long. It's a private road and exists upon an easement and serves nine homes. Walking down the road the Board observed the ditching done on the side of the road.

An additional culvert had been installed at the intersection of North Road and Wyman View Drive and drainage ditches put along the side of the road.

Mr. Dube opened public comment. Mr. Cooper, who takes care of the road, said that area has over flowed for twenty years and that washes out the road at times. He's concerned about the 30 inches of flow to two 12" pipes. Mr. Cooper said the applicant brought in the rip rap after the last meeting and dug out the washed out areas that were filled with sand again and that it's eating away on the left side of the road now.

Mr. Dube closed the public comment and the group proceeded down the road.
Mr. Stewart said rip rap may be needed in these dug ditched to keep them from filling in.

Mr. Dube reopened public comment. Mr. Cox pointed out where the water overflows two or three times a year and pointed out an overflow pit. Mr. Cooper said this water will go through my property. Mrs. Cooper said it's already eating away the left side of her driveway.

Mr. Dube closed the public comment.
The Board discussed the piece of property where the horse barn sits. It is quite open and on a hill. The water will flow to the road. A retention pond may be necessary. Mrs. Cooper said there was a water retention in the wetlands area on the down side of Horn Brook and it was filled in where the barn is built.

Mr. Dube reopened public comment.
Mr. Cooper said he is concerned with the drainage. Water is now flowing down into the creek and running down the road. Mrs. Cooper said they dug that out after the last storm. Mr. O'Brien asked about the requested waiver for the road. Mr. Dube said that will be discussed at the meeting. Mr. Fredette pointed out where the turnaround for the fire trucks would be. There was some concern from the neighbors that cutting down the trees will cause drainage issues.

Mr. Dube closed the public comment and the group walked to their vehicles and met at the intersection of North Road and Acton Ridge Road to look at the first lot and Mr. Moore's property in relation to the wetland area on that lot.

Mr. Dube reopened public comment and Mr. Moore said he was concerned about the culvert and any water that may flow to his property.

Mr. Dube closed the site walk at 7:17
The abutters were welcome to meet back at Town Hall to reconvene the Public Hearing.

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary