



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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## MINUTES OF THE PLANNING BOARD MEETING 20 September 2018

Approved: 10/11/2018

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member	X	Donna Martin	X	Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Chair	X	John Blackwood	X		
Vinton Wallace, Selectmen's Representative		Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member		Connie Twombly, Selectmen's Representative Alternate		Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair					

Also Present: Gus and Beverly Stratton

### A. Pledge of Allegiance & Call the meeting to order

T Dube called the meeting to order following the pledge of allegiance.

### B. Seat Alternates

J Blackwood will sit for D DesRoches, D Martin to sit for D Silcocks

### C. Public Comment

None

### D. Public Hearings

•None

### E. Conceptual Review

•Gus Stratton, 2675 Wakefield Rd; Tax Map 150-001: Neurologist practice, art Gallery, and question of having a horse

Gus and his wife Beverly approached the board with questions about how to go about opening a business. T Dube specified that code questions would be directed to the code enforcement officer. Concerns for the doctor's office would be that the residence is in a historical district. The board looked into zoning, it is zoned as residential 1, with historic zoning overlay. Doctors' offices are not allowed in residential 1, so the owners would need to go for a variance.

Regarding an art gallery, the board checked zoning, the board suggested the closest fit would fall under museum, and that is allowed under residential 1.

V Vinagro looked into both the doctor's office and art gallery through home enterprise. Both are allowed under home enterprise. They would need to go before the board for a conditional use permit. The board directed the owners to the conditions online to review.

Regarding owning a horse on the property, V Vinagro stated it is allowed with a conditional use permit. Historic district society chair already provided verbal approval for the businesses and the horse, but the owners will still need to speak with the historic society.

The board spoke about the conditional use permit and suggested the owners review those conditions. There was also discussion about getting a second driveway, the board directed the owners to the State to apply for one of those.

F. Board Business:

CIP

The Committee has met with everyone except for the DPW. That will take place next week. Denny Miller resigned from CIP due to taking the interim position on the select board. The CIP is hoping to use Mike Garrepy to work on the final plan, it was agreed, yes. Next CIP meeting will be in October, before the next scheduled Planning Board Meeting. Also, Priscilla Colbath is requesting \$40.00 for minutes, documents etc. to be billed to the Planning Board, it was agreed, yes, she can bill the Planning Board.

G. Approval of previous meeting minutes: September 6, 2018

**Motion: to approve September 6<sup>th</sup>, 2018 minutes**

**Made by: D Stewart**

**Seconded by: T Dube**

**Discussion: Update minutes to reflect D Martin and J Blackwood as present.**

**Vote: 4-1-0**

H. Correspondence

None

I. Public Comment

None

- J. Set Next Meeting Date: October 4<sup>th</sup>, 2018  
T Dube will not be present at the next meeting.

- K. Adjournment

**Motion: to adjourn**  
**Made by: V Wallace**  
**Seconded by: J Blackwood**  
**Discussion: None**  
**Vote: 5-0-0**

The meeting adjourned at approximately 7:35PM

Respectfully Submitted, *Jeanne Paul*