



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

August 17, 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	✓			Public Hearing	

Others present

Gil from Clearview Community TV

Pledge of Allegiance & Call to Order

Mr. Dube called the meeting to order at 7:00 and led those present in the Pledge.

Seat Alternates as necessary

Mrs. Colbath was seated for Mr. Silcocks.

Public Comment

None

Board Business

Signing of Mylar

The Board signed the mylar for George-Mackillop, TM 134-1 and 133-1, Boundary Line Adjustment.

Major Subdivision Application (Continued to the September 7th Planning Board meeting per applicants request)

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.)

Conditional Use Permit Application

Submitted by Asim Hafeez of Empower Energy Solutions, Inc., of Darien, CT, for property located at Map 180, Lot 075, .712-acre lot, at 9 Sheila Lane, owned by Joshua and Mariah Fournier. The applicant seeks approval of a Conditional Use Permit to install 32 ground-mounted solar panels. The property is located in the R1 Residential zone.

Mr. DesRoches said there was no site plan attached. He wants to know where on the lot the panels will be installed. Mr. Stewart said the owners have agreed to have an owner of the company act as their agent. No one was there to answer the Boards questions.

Mr. Dube opened the public hearing at 7:20

Mr. Stewart made a motion, seconded by Mr. DesRoches to accept the application as complete. (Vote 4-0)

Mr. Dube will reach out to them to make sure the Board has a map and location.

Mr. Dube continued the public hearing until September 7th when someone can be here to answer Board questions.

Approval of minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the August 3rd meeting minutes and site walk minutes. (Vote 4-0)

Correspondence

None

Public comment

Board Discussion

Mr. Stewart reported that the CIP Committee has begun the process and is meeting with department heads.

Mr. DesRoches requested information on wording for solar farm regulations. He will call SRPC to see what towns have ordinances on this subject. He will also research what other towns have in their ordinances. Mrs. Colbath will send Mr. DesRoches what she has found. Mr. Dube recalls that when the initial solar ordinance was passed that there was wording did not get into the zoning book. Mrs. Colbath will do some research on this. Mr. Stewart had spoken to the Selectmen about replacing Mr. Vinagro. He believes their plan is to replace the full time person with two part time people.

Set next meeting date

September 7, 2023

Adjournment

Mr. Stewart made a motion, seconded by Mr. DesRoches, to adjourn the meeting at 7:30 (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary