



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

September 7, 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		Jen Czysz, SRPC	✓
David Silcocks, Member		Rose Cleveland, Alternate		Steven Whitley, Town Counsel	
Dick DesRoches, Member	✓				

Others present

Mary Collins, Tom Daniels, Kerry Fox, Theodore Westfall, Kathy Pollard, Michelle Chase Gagnon, Michelle Capone, Stephen Capone, Harold Buttrick, Michael Moore, Derrel Thibodeault, 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

Mr. Leroux was seated for Mr. Silcocks.

Public Comment

None

Public Hearings

Minor Subdivision Application:

Submitted by Kerry Fox of Fox Survey Company, Sanbornville, for property owned by Province Line Associates, LLC, Map 25, Lot 005, on Leighton Corners Road, located in the Agricultural Zone. The applicants seek approval of a Minor Subdivision Application to subdivide a 15.4-acre tract from the original parent tract of 248 acres.

Mr. Fox said the land meets road frontage on Pickpocket Road as well as Leighton Corner Road. There are no slopes greater than 25% and there are no wetlands on this piece. It already has a driveway. The pins still need to be set.

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

Ms. Czysz said a waiver is required for all land outside the 5 acre parcel. The waiver application has to address three criteria, 4.016 WAIVER APPLICATIONS: The Planning Board may grant a waiver from a specific section of the Development Regulations in a special case when:

1. The strict application of these regulations would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property; or
2. An alternative site plan or subdivision design approach which meets the purpose of the regulations equally well or better than compliance with the existing regulations.
3. In either of the forgoing circumstances, the waiver may be granted so that justice may be done and the public interest secured, provided that such waiver will not have the effect of nullifying the intent and purposes of these Regulations, the Zoning Ordinance or the Master Plan.

Mr. Fox handwrote a request for a waiver for 4.06; 9, 11, 12, 13, 14, 15, and 16. The reason being due to the cost of providing topography on the remaining land outside the five acres required by Town regs.

Mr. Stewart asked if there were any recreational trails that would be impacted. The owner responded no.

Mr. Dube opened the Public Hearing at 7:16.

Mr. Westfall asked if the owner will be using this as a right-of-way to the rest of the property. Mr. Dube said yes, he can do that now.

Mr. Dube closed the Public Hearing at 7:19.

Mr. DesRoches made a motion, seconded by Mr. Stewart, that this particular subdivision does not have a regional impact. (Vote 5-0)

Mr. Leroux made a motion, seconded by Mr. DesRoches, to approve a waiver request from section 4.06; 9, 11, 12, 13, 14, 15, and 16. The reason being due to the cost of providing topography on the remaining land outside the five acres required by Town regs. (Vote 5-0)

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approval the application with the conditions that the waivers are listed on the plan and that the pins be set and noted on the plan. (Vote 5-0)

Province Line Associates LLC – 9-113 [campground expansion] Bond release

Mr. Dube inspected the property and everything was fine.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to release the bond on the Province Line Associates LLC campground expansion. (Vote 5-0)

Major Subdivision Application Continued from July 20 Planning Board meeting:

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.)

Mr. DesRoches made a motion, seconded by Mr. Stewart, to continue the Major Subdivision Application for Daniel Flores until September 21st at 7:00. (Vote 5-0)

Conditional Use Permit Application: Continued from August 17 Planning Board meeting 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. Dube said this application is still incomplete as there is no plan submitted to the Board. The Board needs the location of the array to make sure the setbacks are met.

Mr. DesRoches made a motion, seconded by Mr. Leroux to place this application on the September 21st agenda at 7:00. (Vote 5-0)

Conceptual Review:

none

Board Business

CIP committee – presentation of 2024 CIP report

Mr. Daniels and Mrs. Collins explained what the CIP is and how it's used. He said they are looking for more people to get involved. They meet with all the department heads and have about four meetings in a short period of time. Being a community plan they added the Library this year. They are looking to get the Heritage Commission involved. The Selectmen, School Board and Budget Committee make the decision what warrant articles are actually put on the ballot.

Mr. Daniels explained the detail sheet. Mr. Dube said the reason we need a CIP is if we decided to charge impact fees for a large business that locates in Wakefield that could impact town services the fees would help with this extra burden on the services. Mr. Daniels will send the CIP to Mrs. Mulkern to post on the Planning Board section of the Town Website.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to accept and approve the CIP for FY2024-2028. (Vote 5-0)

Approval of minutes

The minutes of September 17th have been tabled until the next meeting

Correspondence

None

Public comment

None

Board Discussion

Mr. DesRoches said he would like something on the warrant in March in regard to solar. Ms. Czysz said several towns: Milton, Middleton and Farmington have reached out to SRPC and are

banding together to get information on this very subject. Circuit writer for Energy New Hampshire provides free technical assistance to municipalities. They're hoping to workshop and update the outdated ordinance that Energy New Hampshire has now. Mr. Dube said we do have an ordinance now but all agree we want something better. Ms. Czysz will add Mr. DesRoches to the list for workshopping this item.

Set next meeting date

September 21, 2023

Adjournment

Mr. Stewart made a motion, seconded by Mr. Leroux, to adjourn the meeting at 8:30 (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary