



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

October 5, 2023

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chairman		Johnny Blackwood, Alternate		Peter Gosselin, Building Inspector	
Doug Stewart, Vice Chairman	✓	Stephen Leroux, Alternate	✓	Jen Czysz, SRPC via Zoom	✓
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

Alternate Rose Cleavland, Dino Scala and Max Gehring from Clearview TV.

Pledge of Allegiance & Call to Order

Mr. Stewart 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. Dube

Public Comment

None

Public Hearings

Major Subdivision Application Continuation requested to October 19th:

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: Continued from September 7th 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. Empower representative Fritz
Deol is expected to attend via Zoom.

Mr. Stewart said we have talked about this over the last few meetings and we don't have any issues with this but do have some questions. One question was how far the array would be from the property lines and will there be a significant clearing of trees. Will there be a buffer between the array and the neighbors? Ms. Czysz shared the map with the Board via Zoom. The map is not accurate. The question is, are they going to keep the trees to the north and to the east. Ms. Deol said they will be removing twenty to twenty five trees.

Ms. Deol put up a map on zoom and Mr. Silcocks questioned the area Ms. Deol had marked for tree removal and that the house was located in the back of the property not the middle. He said we have no boundary line on this google map to use for measurements. Mr. Stewart said the reason for the conditional use permit is so neighbors could come and express their concerns and there hasn't been anyone here. The array is 50x14 by 14' high.

Mr. Stewart suggested going through the criteria. If the Board says no we can ask for a plot plan of where the house is and where the array will be and trees that will be cut. The Board felt they hadn't received much information on this plan. Mr. Silcocks would like to see an accurate plan. Ms. Czysz gave a scenario of how the trees and house would act like a buffer to the array. Mr. Leroux said that we've discussed this several times. We usually want a little more detail but the fact that no abutters have come forward says a lot.

Mr. Stewart opened the Public Hearing at 7:29.

Mr. Stewart closed the Public Hearing at 7:29.

Conditional Use Permit Application

Mr. Stewart read the seven Conditions:

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit;
Free standing solar panels are a conditional use.
2. The proposed use(s) is/are consistent with the adopted Master Plan;
Consistent with maintaining the rural character of Wakefield.
3. The specific site is in an appropriate location and of adequate size for the use;
We've looked at a couple of maps and what they are going to do with tree clearing seems reasonable and there will be adequate screening from the neighbors.
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located;
Although the lot is small the array will be the size of other structures in the area and there will be screening. Plus, the house will add additional screening.
5. There will be no nuisance or serious hazard to vehicles or pedestrians;
It will have no impact. It is in someone's yard and within the setbacks.
6. The use will not place excessive or undue burden on Town services and facilities;
It will have no impact on town services. It will provide a benefit.

7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located.

The only impact would be positive.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, that the applicant meets the seven conditions. (Vote 4-0)

Conceptual Review

None

Board Business

Review of septic system ordinances that other NH towns have instituted for waterfront properties

Ms. Czysz said she spoke with Mr. Gosselin and he had a concern with any additional administrative duties that he wouldn't be able to take on. He was concerned about the cost of added staff time. Mr. Stewart asked Ms. Czysz to find out if the Planning Board has the right to put something like this on the ballot or is it something the Selectmen would handle. If so, he thinks someone from the Planning Board should have a conversation with the Selectmen. Ms. Czysz said the NHMA may be able to help with this.

Approval of Minutes

September 21, 2023

Correspondence

None

Public comment

None

Set next meeting date

Mr. DesRoches made a motion, seconded by Mr. Leroux, to approve the minutes of September 21, 2023. (Vote 3-0-1)

Correspondence

Public Comment

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:45 (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary