



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

October 19, 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

Bryan Berlind and Gil Parham from Clearview 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

Public Hearings

Major Subdivision Application Continuation requested to November 2nd 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.)

Mrs. Colbath made a motion, seconded by Mr. DesRoches, to continue this Major Subdivision Application until November 2nd. (Vote 4-0)

Boundary Line Adjustment Application

Submitted by Bryan Berling of Horizons Engineering for two properties owned by Ken and Chris Paul, Oak Hill Road, TM 175-9, 5.01 acre, and TM 187-1, 27.505 acres. The applicants seek approval of a Boundary Line Adjustment Application whereby parcel 175-9 would consume a 7.919 parcel from TM 187-1. The result would adjust the size of TM 175-9 to 12.937 acre and TM 187-1 to 19.383 acres.

The application includes waiver requests from Development Regulations for both lots, TM 187-1 and TM 175-9:

- Article IV – Section 4.06, 11 – Delineation of all wetlands and wetlands buffers
- Article IV – Section 4.06, 12 – Delineation of all slopes over twenty-five percent (25%)
- Article IV – Section 4.06, 14 – Location of all driveways within two-hundred feet (200') of subject site/s

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

Mr. Berling said the applicants will be abandoning a boundary line. The oddly shaped lots are for the applicant to keep frontage along the road. There is a preexisting driveway. They are asking for waivers because of the size of the lots. The thirteen acres are mostly high and dry. The boundary lines will be set and recorded on the plan. The waivers will also be noted on the plan.

Mr. Dube opened the Public Hearing at 7:13.

Mr. Dube closed the Public Hearing at 7:13.

Mr. DesRoches made a motion, seconded by Mr. Stewart to waive Article IV – Section 4.06, 11, 12 and 14. (Vote 4-0)

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the Boundary Line Adjustment with the conditions that the waivers be noted on the plan and the bounds be set and noted on the plan. (Vote 4-0)

Conceptual Review

None

Board Business

Mr. Stewart asked about the septic system ordinance. Would this be a zoning issue or health issue? Ms. Czysz said she believes it is a health issue and would be handled by the Selectmen. Mr. Dube asked if the Planning Board could make it a zoning ordinance. Ms. Czysz suggested a talk with legal. The Board could make a recommendation to the Selectmen. Mr. Stewart would like a workshop placed on the agenda for the second meeting in November for discussion about this issue. He said we want to work with people on the lake not mandate. Ms. Czysz will email staff at the SRPC that are more knowledgeable about water quality.

The Board signed the Mylar for Province Line Associates TM 25 Lot 5.

Approval of Minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of October 5, 2023. (Vote 3-0-1)

Correspondence

None

Public comment

None

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:27 (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath,
Planning Board Secretary