



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

December 21, 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: Mr. and Mrs. Dana Padgett, Mike and Kelli Cooper, Johnny Blackwood and Michelle Keating from Clearview TV

Seat Alternates as necessary

Mr. Leroux was seated for Mr. Silcocks

Public Comment

Public Hearings

Conceptual Review

Dana Padgett, Tax Map 197 Lot 044, to build a garage with a living space above with the possibility of building a house in the future. The lot is in the Residential 2, Lovell Lake Zone. Mr. Padgett said they were thinking about building a house and now want to build a garage with a space above. He wanted to know if he did this could he build a house at a later date. Mr. Dube said right now you can build a garage with a minimum 800 sq. ft. dwelling. He said if you want to build a house afterward as long as your ADU isn't over 750 sq. ft. you can build a house as big as you want. The space above the garage would have to be changed to 750 sq. ft. of living space and the rest could be dry storage or something like that. Or you could see if you can get a variance. The space above the garage would be considered a single family house. When a house is built and that space is changed to 750 sq. ft. it could be a rental or the house could be a rental as long as you occupy one of the units.

Mr. Dube said this is a Conceptual review and anything said by either party is not binding on either party.

Mr. Stewart gave the Padgett's several options that they could implement. Mr. Padgett asked about creating a right of way from the property he owns across the street to his lakefront property, Mr. Stewart said zoning isn't going to allow that.

Board Business

Septic Ordinance-Wastewater System Health Regulation for the benefit of Wakefield's Waterfront District

Mr. Stewart said he updated the regulation and sent a copy to the Selectmen and is on their agenda for December 27th.

Solar Ordinance

Ms. Czysz said the ordinance is only two pages long. She asked what Article this should be added to. Mr. DesRoches suggested making it 24C.

Mr. DesRoches made a motion, seconded by Mr. Stewart to move this article to the Public Hearing on January 4, 2024. (Vote 5-0)

2024 Meeting Schedule

Mr. Dube said most towns only have public hearings at one meeting during the month but our practice is to have them at either meeting in the month to accommodate our townspeople. Having one meeting in July shouldn't be a problem. The Planning Board is fine with the 2024 Planning Board meeting schedule as presented.

Approval of minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the minutes of December 7th. (Vote 3-0-2)

Escrow Payment

Mr. Dube said that Mrs. Mulkern is asking us if it's ok to release the unused escrow money. Mr. Dube will meet with Larissa about the releases.

Correspondence

Mike and Kelli Cooper - re: Wyman Cove, LLC

The Coopers sent a letter expressing their displeasure with what they say hasn't been completed or fixed as far as drainage goes. Mr. Dube looked at this today and after the weekend rain the road got washed away at the same spot the Coopers are talking about. Mr. Dube explained that even if there had been a larger retention area with the rain we've had the water would still have overflowed. He said maybe it should be a larger culvert. He said there has not been a bond posted yet. Mr. Gosselin or Mrs. Mulkern can send him a letter that he needs to address the problem needs to correct the problem. Mrs. Cooper asked to show the Board pictures saying it's not just that area that's washing away.

Mr. Dube asked if the Board could hear additional evidence from the Coopers. Ms. Czysz said as long as it's documented that the Board received correspondence and additional follow up information and make sure you have the names in the record. This is more like a compliance item beyond the review. Mrs. Cooper told the Board that the pictures were from the last storm

that shows damage to the rest of the road from the construction trucks. A trench also washed out and the water went out onto North Road.

She said she had already brought in records to prove that they are an association. She has other paperwork that shows they have been an association since 2006. She said in New Hampshire you don't need to have a legal one. It can be verbal. She said we asked the developer three times not to put the water out on the road at Wyman View and he did it anyway. The trees are being undermined and will eventually fall on the road. They are the only ones living on the road year round. She said he obviously has the right to build houses but the road has to be ready for that. She left the pictures of the damage that was taking place at the barn. Mr. Cooper said white sand has clogged the pipe so the water is going around it. He said that the work that was being done isn't being done correctly.

Mr. Dube said we received five inches of rain. A lot of camp roads took a lot of rain and backed up culverts and drainage everywhere. He said he replaced a 30' culvert with a 40 culvert and it just barely took this rainstorm. He said the culvert in question has backed up before and now it's worse. The water has always gone across the street there. It could normally handle a rainstorm. He said we'll send them a letter and tell them the culvert needs to be increased and will be followed up by him and the code enforcement officer.

Mr. Blackwood said he's been taking care of that road for twenty years and since the construction they have widened the road and increased the water flow. He said he went down there during the storm and the water was going down toward the barn area. Up top the water has already gone across the road. Mrs. Cooper said the construction trucks have beaten down the road so much it's lower than the trench. The sand is going through pipe to the lake. Mr. Dube said every camp road has had problems, it's not just because of the construction trucks.

Public comment

Set next meeting date

January 4, 2024

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:50.

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary