



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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## MINUTES OF THE PLANNING BOARD MEETING

18 October 2018

Approved: 11.1.2018

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member	X	Donna Martin		Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Chair	X	John Blackwood		Russ Bookholz, Building Inspector/Co-Code Enforcement Officer	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair	X				

Also Present: Donna Martin (camera)

A. Pledge of Allegiance & Call the meeting to order

T Dube called the meeting to order following the pledge of allegiance.

B. Seat Alternates

None

C. Public Comment

None

D. Public Hearings

None

E. Conceptual Review

None

F. Board Business:

- Discussion of a Minor subdivision at 161 River Road owned by Robert Hallahan, Tax Map 124-004

This matter was already brought to the board for conceptual review. V Vinagro reach out to town counsel and have not heard back. V Vinagro provided a map of the property as well as the deed. One of the parcels has the road which provides access to

Planning Board Minutes

October 18 2018

1 of 3

the water, as well as access to the homes. The road is maintained by the owner, Robert, there is no association. There were two maps provided of the proposed subdivision, one map showed three added parcels, lots 32, 33 and 34. The other map did not have lots 32, 33 or 34. D Stewart asked why the board was discussing a subdivision, when there was a conceptual review for this subdivision was discussed, it was noted multiple times 'no further subdivision'. The reasoning for no further subdivisions was due to a decision made back in 1991 with the planning board. D Stewart suggested that the decision should remain the same. V Vinagro stated it would be up to the owner and his attorney to find more information and present a reasoning to subdivide. D Silcocks again brought up the additional lots on the map with no roadway going to them. V Vinagro advised that they are still looking into this lot, but it appears the lot was further subdivided after 1991, and that may be why there are discrepancies on the maps. The board spoke further about the additional lots on one of the maps. T Dube suggested V Vinagro pull the information on the 7 lots in question to find out why one map shows more lots than the other. T Dube stated that once that research is done, maybe there would be more information on the property deeds, plans, etc. then the board would be able to provide an answer to the owner.

T Dube added that if the board was to waive the subdivision rule for the owner, and give him the lot, that there should be an association in place, for someone to maintain the road. If that even becomes a possibility.

V Vinagro will also ask Landtech for information as they were the company to do the plan for the owner in 1990. T Dube asked V Vinagro to reach out to the owner and let him know the board's answer regarding the subdivision, that the deed states no further subdivision. D Stewart added that the board should take into consideration the abutters to this lot, especially if their deed's state that the lot will not be subdivided. T Dube stated that if the process got to the point where the board would consider allowing a subdivision, then all abutters would be notified. There was further discussion about allowing a subdivision, and the decision that was made in 1991 by the Planning Board. It is not known as to why the no subdivision restriction was set back in 1991. It was suggested that going forward, if the Planning Board makes restrictions on lots, etc. that a reason should be given specifically, so that the minutes reflect it.

- Christmas Tree Business

V Vinagro spoke with a gentleman inquiring about selling Christmas Trees on his grandfather's lot, 121 Maple Street, for 4 weekends out of the year. Is he able to do so? And if so, what would he need to be able to sell them? Christmas Trees are on the property. It was suggested he apply for a hawkers and peddlers license and limited to the 4 weekends a year. There is no need to come before the board for a conceptual review.

G. Approval of previous meeting minutes: October 11, 2018

**Motion: to approve October 11, 2018 minutes with addition of D DesRoches marked as present.**

**Made by: D DesRoches**

**Seconded by: D Stewart**

**Discussion: None**

**Vote: 5-0-0**

H. Correspondence

CIP – No new information, the meeting scheduled for tonight was rescheduled. D Stewart added the Denny Miller is back on the CIP due to Vinny Wallace resigning. Mike Garrepy spoke to the CIP about drawing up a proposal for the cost to organize all the data and spreadsheets for the CIP. D Stewart was asked how much money was in the Planning Board's budget, and D Stewart did not respond to the question, as he did not feel comfortable doing so. T Dube agreed that the budget amount wasn't needed before Mike drew up his proposal.

I. Public Comment

None

J. Set Next Meeting Date:

November 1, 2018

K. Adjournment

**Motion: to adjourn**

**Made by: D DesRoches**

**Seconded by: C Twombly**

**Discussion: None**

**Vote: 5-0-0**

The meeting adjourned at approximately 7:35PM

Respectfully Submitted, *Jeanne Paul*