



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

3 January 2019App

Approved: 1/24/2019

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: William D. Stephen, Phillip Emilio, Clayton Reed and Donna Martin with ClearView Community TV

Mr. Dube called the meeting to order at 7:00pm.

Public Comment

None

Conceptual Review

1. •William D. Stephen would like to discuss a Conditional Use permit for Tax Map 114-15 & 16, Province Lake Road.

All members had maps of lots across from A&B Mini Mart. Mr. Stephen would like to combine lots 15 and 16 and place a storage facility on the combined lot. The property is flat and has no wetlands and is in a permitted commercial zone. Access would probably be located in the middle of the property. The map he had shows boundaries, setbacks, and spruce trees. There will probably be a fence, fulltime lighting but no inside power, septic or water. There may be a porta-potty but no on sight living. Mr. Dube said he would need a conditional use permit, "Self-Storage Warehouse" category. The Board feels that he has probably met the following: Met with the Board, Consistent with Master Plan, In an appropriate location, Will not affect the character of the of the area, No hazards, No burden on the Town and Will not affect health of safety.

Mr. Dube stated that nothing here is binding, in any way, on the Planning Board or the applicant.

Mr. DesRoches said that the lots were all within the commercial zone. Mr. Stephen said the water runoff will be addressed and will stay within the site. He plans to eventually have a paved driveway but for the time being he plans a driveway of compacted gravel with crushed gavel over it. He also plans to have spruce trees and other vegetation. There was discussion about whether the proposed five buildings

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would fit on these lots and still meet the requirements. Mr. DesRoches said if you look at each of the five buildings as separate units the requirement would be a half acre for each building, but the coverage requirement might not apply in this case. He could ask for a waiver depending on how it's interpreted. Mr. Dube doesn't think it applies here. Mr. DesRoches said that would have to be confirmed before he goes forward. Site Plan: Building Ground Coverage, Page 44 Article 17 Zoning Ordinance: Mr. Dube read ARTICLE 17 –

IMPERVIOUS SURFACE COVERAGE Building coverage shall not exceed forty-five percent (45%) of the buildable area. "Impervious surface coverage" as defined in this Ordinance shall not exceed eighty (80%) percent of the buildable area, except in the Aquifer Conservation Overlay District, where it shall not exceed fifty (50%) percent and in the Protected Shoreland Zone, where it shall not exceed thirty (30%) percent." And ARTICLE 18 – RESIDENTIAL AND COMMERCIAL UNITS – MAXIMUM The total number of units allowed on a parcel shall be determined using the following formula: Total Units Permitted = Base Density multiplied by Total Acres minus the total acres of the Unbuildable Land and the Road and Utility Right of Way.

Mr. Dube said you would have to meet that. Mr. Dube went on to say that buildable land is high and dry, No wetlands. Mr. Stewart wondered if setbacks and roads are not part of buildable area. Mr. Dube feels Mr. Stephen may come close to the 45%/80% requirements. Mr. Stephen said the boundaries may be smaller because the land is bordered by other commercial land. Mr. Dube said same use buildings may not be the same as buildings that are separate businesses. The Board can waive some things but stay away from conflicts with zoning. The Board saw no glaring issues but you never know what the abutters may say. Mr. Stephen will apply for a Conditional Use Permit, a Public Hearing will be noticed, the abutters will be notified and the Hearing will be scheduled for January 24th as long as Mr. Stephen has everything into Mr. Vinagro by January 10th. Mr. Dube said have a small rendering of some kind of Route 153.

2. •Philip Emilio, Tax Map 210-025, Old Stage Road, Discussion of a 55 and over housing community.

Mr. Emilio is looking at the possibility of having a 55 and older community made up of manufactured housing which are both a permitted use.

ARTICLE 23 – HOUSING FOR OLDER PERSONS The maximum density for Housing for Older Persons is one (1) dwelling unit per buildable acre for lots located in the Residential III and Agricultural districts; and two (2) dwelling units per buildable acre in the Residential I district. The maximum density in other districts where the use is allowed is as permitted by Article 3 – Table 3 – Density and Minimum Dimensional Requirements. The allowable number of dwelling units per building in a multi-family structure for Housing for Older Persons is a maximum of four (4). Each dwelling unit shall have a maximum of 2 bedrooms and a minimum of 600 square feet of indoor living area. For the purpose of this definition covered walkways, basements and garages shall not be construed as a portion of any building. The number of full-time residents of a single dwelling unit in a residential community approved under this Article shall not exceed three (3). A residential community approved under this Article must contain the following requirements. However, the Planning Board may waive strict adherence to one or more of the following requirements if it makes specific findings that the need addressed by the requirement (a) can be met by an alternative on-site or nearby resource, or (b) given the location or other characteristics of the proposed residential community, the requirement is rendered unnecessary: A. A year-round recreation/ social center to provide social activities for residents of the 55 and older community. A first aid room to include such items as an automatic defibrillator, eye wash kit, complete first aid kit, etc., shall be part of this facility; B. Compliance with design requirements of the Architectural Barrier Free Design Code for the State of New Hampshire, as amended, for all residential structures with four (4) or more dwelling units and the community/ recreation center. In residential structures with fewer than dwelling four units, each dwelling unit will be designed to allow for future

conversion to Architectural Barrier Free Design Code for the State of New Hampshire, as amended; C. A back-up generator capable of providing power to all dwelling units and the community capable of providing power to all dwelling units and the community/ recreation center during a power outage; 2017 Wakefield Zoning Ordinance Page 51 D. Walking trails; E. Care and maintenance of all interior and outdoor common areas, and the exterior of all structures; and F. A passenger van for the group transportation needs of residents of the 55 and older community. Parking: In residential communities qualifying as Housing for Older Persons, a minimum of 2.25 spaces of off-street parking, not to include garages, shall be provided per dwelling unit.

When asked how many buildings Mr. Emilio said he wasn't even sure if he wanted to do this. He's just here to ask questions. He was told that you needed one buildable acre per unit. Mr. Dube said this is talking about multi-family structures. Mr. Emilio said it doesn't say it can't be single family. Mr. Stewart said it's all specific to multi-family housing, Mr. Emilio said assisted living is also permissible. He said he wants to make it a trailer park as it's too costly for stick built units. He said the homes would be put on pads with combined water and septic. They'd own their unit but not the land. Mr. Silcocks said there are 38 acres and one acre per unit with roads etc, would mean you might be able to put in maybe 25 units. Mr. Dube said you'd have to meet standards such as ramps. Mrs. Twombly said some of that area is quite wet. Mr. Silcocks said you'd have to build roadways unless you plan to set them up across the road frontage. Mr. Emilio said this is what he was thinking. There may be a requirement where you may have to have them on three acre lots. Mr. Silcocks said the abutters could be a potential problem. Mr. Emilio said he doesn't want to do anything that will lower anyone's property values. Mr. Dube said that density zones for elderly housing is meant to be multi-unit not a unit per. Mr. Dube said if he wanted to use the existing road frontage he would need the minimum street frontage and maybe put five units on Willey and on Olde Stage. Mr. Emilio asked if he needed someone from the town there when he dug test pits. Not that Mr. Dube knows of but check with the Building Inspector. Mr. Dube said he would need a community van, a defibrillator, back-up generator, recreation area, community building etc. Mobile homes are allowable now on 3 acres and must meet certain criteria like being on a slab and tied down.

3. •Clayton Reed, 29 Beech Street, Tax Map 180-005, Discussion of a Courier Service.

Mr. Reed would like to run a courier service out of his apartment using his own vehicle. He wouldn't be bringing things home and no one would be going in or out of his apartment. He would basically have a home office. Mr. Vinagro said he would need a letter from the owner of his building. This was deemed not to be a Planning Board issue.

Board Business

•Signing of Graca/Finocchiaro Boundary Line Adjustment

The Board members signed the Graca/Finocchiaro Boundary Line Adjustment

•Proposed Warrant Articles 2019

The Board reviewed the Amendments with Town Attorney Richard Sager's changes.

Amendment 2

The Board decided not to post the last sentence in written in red at the end of the paragraph.

Amendment 3

This amendment will be posted as written.

Amendment 4

This amendment will be posted as written.

Amendment 5

There was discussion on this amendment about adding restrictions and a better definition on bunkhouse but was decided, by consensus, to post as written.

Amendment 6

The accessory dwelling being attached or detached is in question and the Board decided to see what feedback they get at the Public Hearing. This amendment will be posted as written.

Approval of Minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of December 6th. Vote 4-0-1)

Correspondence

None

Public comment

None

The Planning Board will meet next and conduct a Public Hearing on potential changes to Zoning Ordinances on January 24th

Adjournment

Mr. Stewart made a motion, seconded by Mrs. Twombly, to adjourn the meeting at 9:16 (Vote 5-0)

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath