



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

1 August 2019

Approved

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	
Charlie Edwards, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair	X				

Linda and John Williamson, Donald Wright, Mary Wing Soares and Donna Martin with ClearView Community TV

Mr. DesRoches called the meeting to order at 7:00pm. Mr. DesRoches sat Ms. Martin until Mr. Dube arrived. Mr. Dube joined the meeting at 7:03.

Public Comment

None

Public Hearings

Boundary Line Adjustment Plan Application: Submitted by Norway Plains Associates for property owned by David and Trisha Rossman at 151 Concord Lane TM 80-41 and property owned by Laura Hammill and Diane Johnson at Concord Lane TM 80-40. The applicant is requesting an approval of a boundary line adjustment plan application to exchange an even swap to correct an oversite of a garage. (TM 80-41) that was built over an existing property line (TM 80-40).

Mr. Wright told the Board that the garage on the Rossman property was an oversite. It was over the boundary when Mr. Rossman purchased the property. Both property owners wish to do an equal area swap. Mr. Vinagro said that the ad had run, fees have been paid and abutters notified. **Mr. Edwards made a motion, seconded by Mr. Silcocks to approve the application. (Vote 5-0)** Mr. Dube said the setbacks have been met and it's pretty straightforward. No public comment. **Mr. Stewart made a motion, seconded by Mr. Edwards, to approve the boundary line adjustment. (Vote 5-0)**

Conceptual Review

John and Wendy Williamson TM 171-012 Donahue Road, minor subdivision.

Planning Board Minutes

August 1, 2019

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Mr. Vinagro attached minutes from the Williamsons prior meetings with the Board for Conceptual Reviews to their packets. The Williamsons own thirty-eight acres along Horn Pond. Their intent is to preserve the bulk of the land and sell it to Moose Mountain Conservation. They would like to subdivide two one acres lots out of this land for development. They would sell one and keep one for themselves. Mr. Dube told the Williamsons that this was a Conceptual Review and nothing said was binding on either party. The biggest concern the Board saw was the condition of the existing road. The road is passable but in rough condition. The abutters like having the road a camp road and this road is seasonal. Mr. Edwards doesn't feel that it would be too difficult to make it passable for some emergency vehicles. A condition for approval could contain that any building built would be required to have sprinklers. Also a condition that there is an agreement with Moose Mountain to purchase the property for walking trails and public access. Mr. Dube would like to see a little parking area and a small launch site. Mr. Dube asked if the other landowners had a right-of-way to the pond across this land. He suggested that Mr. Williamson check to see if there is a deeded right-of-way. Mr. Edwards suggested they check to see the legality of the Donahue estate. Mr. DesRoches suggested their surveyor put what kind of upgrade the road would have and something from Moose Mountain as to their plans and conditions for the land. These notes will need to be put on the plan so someone doesn't, at some point, try to subdivide it. Mr. Dube said there is a consensus that this would probably be doable. Mr. Dube said an association would probably be something they should consider. Everyone on the road would have a part in the maintenance of the road. Mrs. Williamson feels an association would be a good idea. None of the property owners want to see that area developed or road paved.

Public Comment

Mary Soares purchased property in Wakefield a year ago. She is the Vice Chair of the Londonderry Planning Board. She came to see how planning was done in Wakefield.

Board Business

Release of funds, Tighe & Bond, Eversource, Professional Planning Services

Return of \$170.40.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to release the funds. (Vote 5-0)

Dale Crawford of Crawford's Logging and Firewood had moved his business from Lovell Lake to Province Lake and came in looking for an E911 address. Zoning in that area is Forestry with best management practices so his business fit right in. Mr. Dube said he would like Mr. Vinagro to make sure they were using Best Management Practices. He does believe they are doing a good job but are near Scribner Brook.

Approval of Minutes

Mr. Stewart made a motion, seconded by Mr. Silcocks, to approve the minutes of June 20, 2019. (Vote 3-0-2)

Mr. DesRoches made a motion, seconded by Mr. Edwards, to approve the minutes of July 18, 2019. (Vote 4-1) Ms. Martin was in attendance and had no objection.

Public Comment

None

Correspondence

None

Set Next Meeting Date

The next meeting will be August 15, 2019

ADU's will be on the next agenda for discussion.

Mr. Vinagro said they had a variance coming up for a family compound. Each dwelling for a family compound would require 150' of water frontage per regulation. There was some discussion about the wording in zoning about detached ADU's.

Mrs. Colbath told the Board that August is the month that the CIP Committee had decided to start meeting with department heads. She told them that Denny Miller, Howie Knight and she would be willing to sit on this committee and hopefully get some other people involved so they could get use to the process and we could slide away. Mr. Stewart will be the Chairman and Mr. DesRoches will serve on the Committee. Mr. Edwards is willing to be the Selectmen's Rep. The first meeting will take place prior to the next Planning Board meeting on August 15th.

Mr. Dube told the Board that the cycle of housing development is way behind. Inventory for existing and new homes is way down. There is a shortage of housing in New Hampshire. There are a lot of available lots in Wakefield and they wondered if there would be a year with one hundred building permits issued some day and whether the CIP would be useful for development? The Board would like to discuss changing the zoning in the area of the Mobile station and put that in front of the voters.

Adjournment

Mr. Edwards made a motion, seconded by Mr. Stewart to adjourn the meeting at 8:00 (Vote 5-0)

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary