



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

17 October 201

Approved

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

Others present

Ken & Donna Johnson, Danny Barinas, Chuck Robbins, Jim Miller and Sean Sullivan with Clearview Community TV

Pledge of Allegiance & Call the meeting to order

The Chair called the meeting to order at 7:00.

Seat Alternates as necessary

Mr. Blackwood was seated for Mr. Silcocks

Public Comment

None

Public Hearings

None

Conceptual Review

Ken & Donna Johnson, Daycare at 24 Main Street, TM 240-8

Mrs. Johnson and her husband would like to open a daycare in the two empty units next to Dunlin Donuts in Union. She is currently owner and director of Storybook Hollow in Barrington and has been since 2001. The couple now reside in Wakefield. She had hoped to take over the Wakefield Childcare Center. A risk assessment was done and that building came back with extremely high levels of lead. She wants to move those children to a new safe location. They will license the program for approximately 50 children. They are currently working with the owner of the building to get the children safely to the

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playground and to a bus stop. They plan to walk the children on the sidewalk in front of the building and across the drive through exit to a grassed area. They plan to add a crosswalk. Part of the play area will be in the woods and it will be fenced off. The program will be licensed for children age six months to fourteen. They are hoping to have state licensing and the building open by January 2nd. Mr. Dube said, anything we say tonight is non-binding on you or us. This is simply a conceptual review. Mrs. Johnson pointed out where the play yard would be. Mr. Dube told her that her business would be allowed in that zone but she would have to come in and meet the 7 criteria for Conditional Use. Mr. Vinagro could walk her through the process. Mr. Dube read the criteria.

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit; Would meet this.
2. The proposed use(s) is/are consistent with the adopted Master Plan; Would meet this.
3. The specific site is in an appropriate location and of adequate size for the use; May have abutters questioning this location.
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located; May have questions from abutters.
5. There will be no nuisance or serious hazard to vehicles or pedestrians; This could be the biggest issue. Make sure you have a good plan on how the kids will be moved around such as pick-up and drop-off. This could be an issue that you'd have to address really well.
6. The use will not place excessive or undue burden on Town services and facilities;
7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located. Would probably meet this.

The units comprise of almost 3,000 sq. ft. so they meet the 40 sq. ft. per child regulation for the fifty children. Mr. Barinas, owner of the building, said they would post signage on two support columns in front of unit 3 for dedicated parking spots Monday through Friday. Mr. Stewart suggested that she bring in a sketch of where the play area will be located on the property. Mr. Dube went through the process, application, posting, abutter notices and Public Hearing etc. He said to also check with the state about septic load capacity.

Board Business

Wakefield Zoning Ordinances-ADU's

This will be tabled until the next meeting and be added to the agenda. The discussion will include whether this will require a conditional use permit in R2.

Correspondence

Letter from Chuck Robbins on R-2 50' setback

Mr. Dube said the letter was about taking the 30' setback and removing it from our zoning and replacing it with a 50' setback which would be the same as the state. There has been a lot of discussion about this issue. Mr. Dube said he's all in favor of putting this before the voters and debate it at public hearings. Mr. Robbins presented a plan where he concludes that an engineering company submitted one plan to the state and a different plan to the town concerning 50' and 30' setbacks. There was a lengthy discussion that ensued. Mr. Dube said that many things are being addressed about protecting our lakes. The Board, by consensus, asks that Mr. Vinagro set up a hearing for a 30' versus the 50' setback.

Acceptance of the 2019 CIP

Mr. Stewart passed out the new CIP and explained that it's a tool that is used for budgeting purposes. Each department head works with the CIP Committee to come up with what they believe they will need for the next five years and in what year they would expect to spend that money. Some of the items will be put in warrant articles for the townspeople to vote on in March. Mr. Dube read the CIP reviewing each department's requests. (A copy of the CIP is available in the Building Department.) Mr. Stewart thanked Denny Miller, Howie Knight and Priscilla Colbath for their work on this project and meeting with the department heads during the day to accommodate their work schedules.

Mr. Stewart made a motion, seconded by Mr. DesRoches, to accept the CIP for 19-1 dated October 15, 2019. (Vote 4-0)

Mr. Miller said this wasn't on the agenda and wondered how the public could comment on something they didn't know was going to happen. Mr. Dube said this is not a public hearing. Mr. Miller asked why the Planning Board was going over budget items. Mr. Stewart said he thinks Mr. Dube was just reviewing it for the public that is watching. The Town is required to have a CIP initiated by the Planning Board. If they want to impose an impact fee they need to have a CIP. If there was a lot of growth this would be needed. This is simply a tool and it's good for the department heads to look ahead five years at their potential needs. Mr. Stewart will present this to the Selectmen.

Public comment

Mister Miller said in his experience the town is very protective of the lakes.

Approval of previous meeting minutes

October 3rd, 2019

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the Minutes of October 3, 2019. (Vote 3-0-1)

Set next meeting date November 7th, 2019

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart to adjourn the meeting at 8:35. (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary