



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

November 7, 2019

APPROVED

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

Others present

Chuck Robbins, Jim Miller 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

None

Public Comment

None

Public Hearings

None

Conceptual Review

None

Board Business

Wakefield Zoning Ordinance

1. ADU's

Mr. Vinagro provided state regulations and other information in the Board packets. Included was a write up of the language Mike Garrepy suggested to make sure that it's clear that detached are allowed. Mr. DesRoches questioned why the words "single family dwelling" were in there twice. The Board decided

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to leave it as written removing the comma. Mr. DesRoches asked if we meet at least the minimums in the RSA's. Mr. Dube said yes we do. Mr. Dube said no other changes are necessary, we are just clarifying that detached were always allowed. Mr. Stewart said that there should be a change to the table that in the R2 Zone it would be conditional use. All agreed. Mr. Robbins asked to bring up some suggestions. Mr. Dube said there would be a Public Hearing where he could weigh in. He had some large maps he showed the Board. (Mr. Silcocks joined the meeting at 7:08) A discussion ensued about the fact that requirements must be met for ADU's and that detached are already allowed. Mr. Robbins said, for the record, I am not opposed to detached ADU's. Mr. Vinagro read some of the ordinances that must be met in order to have an ADU. This is just for clarification.

2. Shoreland Accessory Setback

The Board is in agreement that they should adopt the 50' setback that is the same as the State for the main structure unless it's a pre-existing non-conforming. The 30' setback would still be in place for accessory structures like gazebos and sheds. The state requires 30' but the Town can be stricter. Mr. Vinagro suggested bringing something forward that states accessory structures in the R2 will be 20'. Mr. Dube said the reason they used these numbers were for mortgage reasons where someone might not get a loan but this hasn't come to fruition. He said so we make it the same as the State and the Shoreland Protection regulations takes care of the rest. Mr. Stewart said a benefit for using what the State has for an accessory setback is that it does include height and square foot restrictions based upon the lot size or frontage. Mr. Dube said all they have to do it say they are taking the 30' out, making it 50' and everything else will comply with the State. All were in agreement.

3. Bunkhouses

The Board discussed what a bunkhouse should consist of: size, number of bedrooms, bathroom, location, septic requirements, and esthetics. The Board believes this should be in the zoning. They discussed different scenarios. Mr. Stewart had drafted a list the Board may want to consider and he brought up one as an example. He offered to email the list and bring copies to the next meeting for discussion. The Board wants a legal definition of a bunkhouse from Mr. Garrepy. Safety standards need to be met if this could be placed in a garage. Get Mr. Garrepy's thoughts on this. Mr. Robbins asked about tiny houses. Mr. Vinagro sent out information on a study about tiny houses to the Board members. There is a bill in the legislature now that has not been voted on. If the bill passes it will require towns to create zoned areas that would allow tiny houses, perhaps a park. Mr. Vinagro has questions about them being year round dwellings, 400 sq. ft. and don't have to meet the snow loads. The discussion continued about tiny houses.

Mr. Vinagro will bring the dates for Public Hearings back to the board at the next meeting.

Denley Escrow Release

Mr. DesRoches made a motion, seconded by Mr. Edwards, to return to the Denleys \$150 plus interest for professional planning fees that were not used. (Vote 5-0)

Correspondence

None

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the Minutes of October 17, 2019. (Vote 4-0-1)

Adjournment

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

Set next meeting date November 21st, 2019.

Next meeting: Public Hearing for the daycare and a Conceptual Review for a free standing solar array.

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary