



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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## MINUTES OF THE PLANNING BOARD MEETING 19 October 2017

Approved: 01/25/18

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood			
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Member	X				

**Also present were:** Donna Martin, videographer.

### **CALL TO ORDER**

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance.

### **PUBLIC COMMENT**

2. None

### **PRELIMINARY DISCUSSIONS**

3. None

### **PUBLIC HEARINGS**

4. None

### **BOARD BUSINESS**

5. N Fogg that due to conflict of date Ted Johnston, Crystal Lane his meeting with him has been postponed.

6. N Fogg provided the subdivision plan of for Map 241/13 Gary and Sally Burr for PB signatures.
7. N Fogg noted the Board has been provided with the potential changes to the Zoning Ordinance for review and discussion. He stated that the Board should set the public hearing dates and he recommended November 16<sup>th</sup>, December 7<sup>th</sup>, 2017 and noted January 4<sup>th</sup>, 2018 if needed.

The Board agreed to this schedule.

8. N Fogg provided the potential changes to the Development Regulations for review and discussion. The Board reviewed and discussed and S Royle questions the maximum square footage of retail development. The PB discussed this further noting that it is more of an issue in the Village/Residential zoning district and not necessarily outside of the village area.
9. N Fogg provided information on public notice advertisement in the newspaper and that such advertisement cost \$125 and he provided another example used by the Selectman that is smaller and costs \$25-\$35. He did note that he spoke to the Town Attorney on the matter and he indicates as time goes on the use of the web as a means of notifications is much more common vs. newspaper advertisements due to the cost. He stated he is seeking direction from the Board on how they wish to proceed.

T Dube stated he feels the smaller ad is sufficient and can pass the reduced fee amount on to the application and noted such is a motion.

**Motion: to move to change the public notice from a block ad to a smaller notice in the public notice section of that classifieds and charge the applicants for \$40 for such advertisement.**

**Made by:** Tom Dube  
**Seconded by:** Dave Silcocks  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

## **APPROVAL OF MINUTES**

10. October 5, 2017 Meeting minutes

**Made by:** Tom Dube  
**Seconded by:** Dick DesRoches  
**Discussion:** None

**Vote:** 5-0 in favor of the motion.

**PUBLIC COMMENT**

11. None.

**SET MEETING DATE**

12. The next scheduled PB meeting will be 7pm, Thursday, November 2<sup>nd</sup>, 2017 in Town Hall.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:36 pm.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 5-0 in favor of the motion.

Respectfully submitted,  
Amelia Capone Muccio