



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

19 September 2019

Approved: 9/19/2019

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	
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				

Also Present: Alternate John Blackwood, Scott Lawler, Tim Lavelle, Rhonda and Richard Brooks, Richard Greene, John Rourke, Al Patenaude, Nate Malo, Cheryl Randall, Dave Giana, Maureen Gillum, Scott Frankiewirz, Jim Miller and Sean Sullivan with ClearView Community TV.

The meeting was called to order at 7:00pm.

Seat Alternates as necessary

None

Public Comment

None

Public Hearings

Lot Line Adjustment & Minor Subdivision Plan Application: Submitted by James Lavelle Associates for property owned by Albert Patenaude JR. Tax Map 8-31, 8-32, & 7-2; 140 Silver Hill Rd and 2 lots on Silver hill Road. The applicant is seeking an approval of a lot line adjustment plan and Minor subdivision Plan to create a new lot from three existing lots.

Mr. Patenaude owns a 48 acre parcel and two smaller lots that are 1.52 acres and a 1.86 acre lot. He is proposing to take an acre out of the larger lot right behind the two smaller lots and take a small parcel from the area beside the two smaller lots and combine it with the larger lot (that will be the lot line adjustment portion). The larger parcel will end up being 41.6 acres and the two lots will become three, one being 1.44 acres, one will be 1.47 acres and one will be 1.42 acres. They all have access on Silver Hill Drive off of Bonnyman Road. They have dug test pits, positioned wells, etc. Mr. Patenaude has

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done a lot work on the road getting it ready to build on the three smaller lots. Mr. Vinagro said the application is complete, the fees have been paid, the abutters have been notified and posting has taken place.

Mr. Edwards made a motion, seconded by Mr. Silcocks, to accept the application. (Vote 5-0)

Mr. DesRoches asked if there was access to Province Lake. Two of the three lots will retain access. The subdivision that was created in 1986 had a total of seven lots which had access to a common beach area. The third created lot will not have access. The Board decided to take both the line adjustment and the subdivision under consideration at the same time. Mr. Patenaude has met with the Fire Department and the Road Agent and is working closely with Mr. Mitchell on the road. He is cleaning culverts and opening up the swales. He plans to make a T turnaround at the top end to allow fire and emergency vehicles a place to turn around. This will give them an area to push snow. Mr. Mitchell is happy with the work done up there so far. The slope runs from 10-15% as you go up the road. He had the survey company go out and locate all the property bounds and replace the missing ones so they know exactly where the road is.

Mr. DesRoches asked what happens to the portion of the road they are planning to close. Mr. Patenaude said he needs to check with the Planning Department to see about adding vegetation to control runoff coming down the hill. He is rebuilding swales and the town has cleaned out culverts and added riprap on Bonnyman. He explained how he will divert water from the roads. The roadway was never transferred to the association when it was created in 1986. When he bought the back fifty acres he ended up adopting the road. The association has been redrawn and they have most of the members back and onboard. This will separate the road from the homeowners association. The beach association will be one, the road association will be another. When the road is completed it will be transferred to the homeowners association. Silver Hill will plow and maintain the roads. Mr. Stewart said he would like to see the turnaround in place prior to final approval. Is it reasonable to as that anything being built up there have additional fire protection? Mr. Dube said the Board will require a letter from the Fire Department and from Mr. Mitchell.

Mr. Patenaude shared the original 1986 plan with the Board. The lot that is not part of association does have a right to pass over the road. There has been extensive research done on the properties. All the entrances to the new lots will be on Silver Hill Drive. An abutter asked where the road will end. He was told at the T turnaround. The T turnaround is not accessible by a large truck yet but they can use Mr. Patenaudes driveway right now. They have not applied for State subdivision approval yet. Mr. Dube wants the 500 ft. line on the plan. He wants to make sure where the zone ends. The line actually crosses over a lot and they came to the Board prior and the Board, who can decide how they want the lots presented and they were told that the majority of the lot is in R1 so the Board told them to go in that direction. There are steep slopes but no wetlands. Mr. Dube said subdividing on a dirt road is not allowed in the Town specs but the Board can waive that requirement if the road is good. The Board, by consensus, decided to do a site walk on October 3rd at 6:00. The Public Hearing will be continued at that time. Mr. Dube asked that they stake out the road. Also he would like a sketch of the road changes they can take with them to the site walk. He may have to bond any improvements rather than having the T turnaround completed prior to approval. A good association is important. It must be good and strong.

Major Site Plan Review Application submitted by Scott Lawler, Norway Plains Associates for St. John the Baptist Episcopal Church, 118 High Street, Tax Map 179-1 & 2. The applicant is requesting approval of a Major Site Plan Review Application to construct an addition to the existing church to create offices, a Parish Hall, Kitchen and bathrooms.

Members of the church and the builder were in attendance. Mr. Lawler said this is a 1.86 acre parcel. The existing parish hall was demolished. There is an existing septic and it is service by the Sanbornville Water Precinct. There are no bathroom facilities or water within the church. There are 25 parking spaces and access is from High Street or St. Johns Street. There is about 25,000 sq. ft. of impervious coverage. The church wishes to construct a 2,250 ft. addition to the north and east side of the church. There will be a large function hall, a kitchen, several offices and a couple bathrooms including an ADA ramp. There will be an outdoor patio or deck. They would like to reconstruct the parking lot.

There will be a reduction of impervious area by about 100 sq. ft. They have designed the site to collect the storm water and manage that better. He explained that the water comes from Wakefield Road and comes across the lawn area and flows to the intersection of St. Johns and School Street to the existing catch basin there or it flows to High Street to multiple catch basins on that street. They have designed a storm water management system within the property. The water will be directed from the roof into a closed drainage system. And they have designed a bio-retention rain garden also. The catch basin located on St. Johns Street is in poor condition. He has met with Seth from the Highway Department and he said it has been on the DPW's radar for replacement or modification. They are proposing to have that catch basin removed and replaced with a precast standard 4ft. diameter catch basin. And that will allow them to tie in their stand pipe into the new structure. They would also like the drain pipe that discharges down Wakefield Road ditch line be removed and replaced with a 15" plastic corrugated pipe. They are not adding to the water runoff but trying to mitigate the existing condition. They will submit a new septic design to the State. They would like to use the existing water service if it's determined the building does not need to be sprinkled. They will install two outside LED lights on timers. Mr. Vinagro said the Application is in order, the fees have been paid, the abutters have been notified and the ad has run.

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to accept the application as complete. (Vote 5-0)

Mr. Dube said it looks like a nice comprehensive plan. Mr. Silcocks asked if the catch basin was the Towns and the Town said they would upgrade it? Mr. Dube said that is something that will need to be bonded. The Town, State and their developer will all work together. There will be no additional water going towards High Street. The parking lot will be decreased. At 8:06 Mr. Dube opened up the public portion of the meeting. Mr. Giana said that they were improving the property and he believed everyone would be happy with the results. Mr. Dube closed the public portion at 8:07. A small bond may be needed for the site.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the Site Plan with conditions of bonding the drainage structures, pond and removal of any impervious areas that are depicted on the plan and that Norway Plains and the churches engineer would recommend a bond number presented to us for approval at the next meeting or a future meeting contingent upon that bond for those areas and a letter from the Town about the pipe going across the Town right of way and a letter stating they can do the catch basin. (Vote 5-0)

Conceptual Review for 603 Storage Expansion, TM 211-13 & 14, 1607 & 1621 White Mt. Highway. Mr. Frankiewicz of NH Land Consultants said the site is in the aquifer and right now the impervious area is over the allowable amount. There are currently three buildings plus an office and all the area that is disturbed by driving around. There is 12,000 ft. of storage space and another 1,050 for the office. The buildable area within the setbacks is 1.83 acres, about 80,000 sq. ft. Mr. Dube stated that this is a conceptual review and anything that is said is not binding on either party. What they would like to

propose is to redevelop the site bringing down the impervious to about 65% and adding buildings where there are currently parking or drivable space. They would renovate one building that is in rough shape, and add three more buildings, pave the site and remove that area spilling into the right of way and add a new septic system. His question is about the impervious area requirements.

The proposal also includes combining the two lots. Entrances on the back building will be accessed from the front and side of the building. Mr. Silcocks was concerned about fire access from the back of the building. Mr. DesRoches was concerned about building within the buffer. A good landscape plan will be important. Mr. Dube believes there should be some kind of drainage plan coming off the hot top. He talked about using pervious pavement that goes into a leech field before it goes into the wetland. Mr. Silcocks believe that there must be a way to drive around the new commercial building for fire safety. The Board was fine with the applicants meeting with fire and police on their own.

Approval of previous meeting minutes

Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the September 5th minutes. (Vote 4-0-1)

Public comment

Mr. Dube welcomed Sean Sullivan as the new videographer for ClearView TV.

Board Business

Mr. Stewart passed out some information sheets as discussion points concerning two items the ZBA recently had to deal with those being bunkhouses and how close to the shoreline you can build an accessory structure. This can be discussed at a future meeting. Mr. Stewart stressed that these were just conversation starters. Mr. Dube suggested a short discussion and placing the items on the next agenda. The Board had a discussion about accessory structures and bunkhouses. The Board did agree that they should have a definition for a bunkhouse. The Board agreed that there was work to be done on both these items.

Sign Anderson Boundary Line Adj. Plan

The Board signed the Plan

Correspondence

None

Set next meeting date

October 3rd, 2019

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 9:05. (Vote 5-0)

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary