



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

4 April 2019

4/4/2019

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member		Donna Martin		Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
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	X			Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair	X				

Also Present: Relf Fogg, Ed Nason, Tina Nason, Philip Emilio, James Rines, Fred Guldbrandson and Donna Martin with ClearView Community TV

Mr. DesRoches called the meeting to order at 7:00pm.

The Vice Chair sat Mr, Blackwood and Mrs. Martin

Public Comment

None

Mr. Dube arrived arrived at 7:02. Mr. Edwards arrived at 7:03. Mrs. Martin agreed to step down.

Public Hearings

Continuance of a Minor Site Plan Review Application: submitted by Relf Fogg for Lakeview Marble & Granite owned by Lance Moulton at 2106 Wakefield Road; TM 179-051. The applicant is requesting a Minor Site Plan Review for an addition to an existing commercial business.

Mr. Fogg presented for Mr. Moulton. Mr. DesRoches said at the last meeting a Public Hearing was held and recessed. A Plan was presented by Mr. Fogg and the Board wanted him to go through the checklist. The Hearing is continued at this meeting. Mr. Silcocks went through the list of items that were to be addressed, roof runoff from the new building and shed, eliminate the catch basin, the pipe was removed and there is now a standard deep dripline trench, He stated on the plan, the difference in impervious area now and when the building is complete will change from 62% to 60.33%. He included boundary measurements, setbacks, zone and tax map number.

Planning Board Minutes

April 4, 2019

1 of 5

Mr. Dube opened the Public Hearing at 7:07 and asked for comments, seeing none Mr. Dube closed the Public Hearing at 7:07.

Mr. Dube and the Board liked what he did eliminating the pipe. Mr. Dube said Mr. Bookholz may ask, as a Building Inspector, to tar the foundation.

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to approve the site plan as presented for Lakeview Marble & Granite. (Vote 5-0)

Conditional Use Permit Application: submitted by Ed and Tina Nason, Moose Mountain Farm for property owned by Joseph Smigelski on Stoneham Road; Tax Map 135 -006. The Applicants are requesting a conditional Use Permit to operate a farm with farm stand, Greenhouses, and Bakery.

Mr. Nason told the Board that the land was located on Stoneham Road, second place on the left, barn and fields. Right now they raise beef, milk cows, goats, sheep, chickens, turkeys and have a farm stand, bakery and a couple of greenhouses at their present location. They would like to expand and turn this property into a working farm. The building does need some work and eventually they are looking to teach some farm related classes. Mr. Edwards wanted to know why he needed to ask permission to have a farm. Mr. Vinagro said because of zoning it require a Conditional Use Permit to have a farm stand and the property is zoned R3. Mr. Nason had asked to operate the farm under the state's definition of farm/farm stand. Mr. Vinagro said fees have been paid and abutters notified.

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

Mr. Dube opened the Public Hearing at 7:16. He closed the Public Hearing at 7:16 as there were no comments from abutters.

Mr. Dube read the seven criteria for conditional use:

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit; yes
2. The proposed use(s) is/are consistent with the adopted Master Plan; yes
3. The specific site is in an appropriate location and of adequate size for the use; yes
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located; yes
5. There will be no nuisance or serious hazard to vehicles or pedestrians; yes
6. The use will not place excessive or undue burden on Town services and facilities; yes
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. Yes

Mr. DesRoches made a motion, seconded by Mr. Blackwood, that the application meets the seven criteria of the Conditional Use Permit. (5-0)

Mr. DesRoches made a motion to amended his original motion, seconded by Mr. Blackwood to add "and we approve the application" (5-0)

Conceptual Review

James Rines for Gafney Library, LLC, Tax Map 179-11 &12: Proposed Expansion

Mr. DesRoches stepped down as a voting member as he is Chairman of the Gafney Library Board.

Mr. Rines from White Mountain Survey and Engineering said they were here tonight to get guidance from the Planning Board. Mr. Dube said this is a conceptual review and nothing here is binding on either party. They would like to merge their two properties after it's made a condition of approval. He believes that if the library plan didn't go through there is a condition that the new parcel would revert back to the owner. Their preferred option is a single story addition shown in yellow and stripes on the plan. Mr. Silcocks asked how they would do a single story building with the existing grade and flooding issues. Mr. DesRoches said there would be a foundation wall in the back of the building. The first floor would be at the same level as the existing library. There is a jurisdictional wetland at the back of the property. Mr. Rines said you have a 30' setback and the regulations allow the Planning Board to reduce it to whatever they see fit. Right now the drawing has a 10' setback. When the wetland was flagged it met all the criteria to be designated as a wetland. He wants to find out if that setback is agreeable to the Planning Board. It doesn't seem unreasonable to him. It will be attached to a municipal building.

Mr. Dube thinks a smaller footprint (option 2) that would consist of two floors might be a better choice and be more cost effective even though an elevator may have to be installed. Mr. DesRoches said the existing elevator would service the floors so they would not need another elevator. He said clearly, there is a water problem on the site and would be more of an issue with the two story location perhaps needing pumps below the floor. They wouldn't be as low as where the sump is for the elevator. He said from a staffing point of view one floor would be better. Mr. Silcocks asked what the point of leaving an 8' space is. Mr. Rines said it was the architect and it will have to be maintained in the winter. Mr. Dube said the two story could add more parking space. You can't increase the runoff into a wetland and the wetland area is the low point. Mr. Dube said according to BMP's there is no room for drainage there. Mr. Rines said the advantage of the two story is that you're adding about 1600 square feet and eliminating about 1,000 square feet of impervious but you have an ordinance that says you can't alter the grade in the wetland conservation district which includes wetlands and their buffers. The Planning Board has the right to reduce the setbacks we could do some sort of BMP's inside the 30' setback. And we wouldn't need a Conditional Use Permit if you reduce the setback. Mr. DesRoches said that a drain pipe runs right under the current building where the addition would be. Mr. Silcocks would rather see the single story building to get away from the drainage problem. Mr. Dube feels there would be more impervious area and no way to treat it so it's just going to add water to it. Mr. DesRoches said ideally the floor would be the same level as the existing library floor. The higher they put the basement floor the higher the first floor would have to be to meet height codes and ramps would probably have to be utilized. Mr. Dube believes the Board would allow a smaller setback by the wetland area. Mr. Dube doesn't know why the wall is angled which makes a more difficult build. Members felt the walls should be squared up. Mr. Rines asked how close the Board would allow. Mr. Dube said the state has zero and 10' would be nice in order to get around with machines but would look at less. Mr. Silcocks said he would agree with 5' if it was squared off and the 8' opening eliminated. The 8' area could be because of roof match and Mr. Rines will check with the architect. Mr. DesRoches said they are looking for 3,000 to 3,200 feet. The second entrance on the drawing could be squared up. A boiler room would become a mechanical room because they plan to have a new heating system for the entire building. There would be a community room with a separate entrance. A single story was the first choice from an operational point and to avoid the flooding. The drain line would need to be located around the building. Mr. Edwards feels aesthetically the one story building would be best. Mr. Dube thinks there could possibly be something on the town property about the water situation done jointly with the library.

Board Business

Signing of Philip Emilio Subdivision Plans.

Mr. Silcocks and Mr. DesRoches filled Mr. Dube and Mr. Edwards in on what transpired at the Public Hearing with Mr. Emilio. Mr. Dube wondered why the cistern wasn't a requirement when every subdivision he's done in town it's been a requirement. Mr. Emilio said sprinkling the houses were more likely than a cistern. The Board signed all copies of the Plan.

New Flood Plain Ordinances

The Plan comes from FEMA and the Office of Strategic Initiatives. Mr. Vinagro said Mr. Bookholz would like to have them come talk to the Board. Mr. DesRoches asked if the Board had to make any changes to comply with the new Ordinances. Mr. Dube asked the members to review the new Flood Plan Ordinance and what's in our zoning and discuss it at the next meeting and come up with some questions, prior to her attending that meeting or the meeting after. Mr. Dube finds that if these things aren't taken care of immediately they tend to get put off.

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Dube, to approve the minutes of February 21st as amended. (Vote 3-0-2)

Mr. DesRoches made a motion, seconded by Mr. Silcocks to approve the minutes of March 21st. (Vote 3-0-2)

Correspondence

None

Public comment

None

Next meeting April 18th, 2019

Election of Officers

Mr. Silcocks made a motion seconded by Mr. Edwards to nominate Mr. Dube as Chairman. (Vote 5-0)

Mr. Dube made a motion, seconded by Mr. Silcocks, to appoint Mr. DesRoches as Vice Chairman. (Vote 5-0)

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 8:15. (Vote 5-0)

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath