



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE (603) 522-6205 x 308 FAX (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

MINUTES OF THE PLANNING BOARD MEETING

5 September 2019

Approved: 9/5/2019

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member	X	Donna Martin		Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Chair	X	John Blackwood	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					

Also Present: Robert and Rita Anderson, Jim Miller and Paul Romano with ClearView Community TV
The meeting was called to order at 7:00pm.

Seat Alternates as necessary

Mr. Blackwood was seated for Mr. DesRoches

Public Comment

None

Boundary Line Adjustment Plan Application

Robert and Rita Anderson, 161 River Road, Tax Map 23-22, 172 Village Valley Drive. Tax Map 23-20 Village Valley Drive and Property owned by Kurt and Mary Lenzen, Tax Map 23-19, 224 Village Valley Drive. The applicants are requesting an approval of a Boundary Line Adjustment Plan Application to equally split a vacant lot between their properties. The owners currently own the lot together.

The two parties are taking the five acre lot between their individually owned lots and are equally subdividing it. Mr. Anderson explained why the surveyors went across his lot line when they divided the middle parcel. Mr. Vinagro said the application is complete, the fees have been paid, the notice has been run and the abutters have been notified.

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

Mr. Anderson said when they bought the lot five years ago they didn't have time to subdivide it. He wanted the wooded portion. Mr. Lenzen wanted the road frontage to match his frontage across the street. The pins are set and flagged and stated on the drawing. The Mylar must state that the pins are set.

Mr. Edwards made a motion, seconded by Mr. Silcocks, to approve the plan with the condition that the Mylar state that the pins have been set. The vote was amended to delete the condition as

Planning Board Minutes

September 5, 2019

1 of 3

the pins were found on the drawing and the motion now reads: Mr. Edwards made a motion, seconded by Mr. Silcocks, to approve the plan. (Vote 5-0)

Board Business

Escrow Release for Rossman Boundary Line Adjustment Plan

Mr. Vinagro said we are looking to return \$150 plus interest for the Professional Planning Fee that is held in case they need the Planner This property is located on Concord Lane TM 80-41 and TM80-40. **Mr. Silcocks made a motion, seconded by Mr. Edwards, to release the escrow for Mr. Rossman's Boundary Line Adjustment Plan. (Vote 5-0)**

Approval of Minutes

Mr. Stewart made a motion, seconded by Mr. Edwards, to approve the minutes of August 15th as written. (Vote 4-0-1)

Correspondence

None

Public comment

None

Set Next Meeting Date

The Planning Board will meet next on September 19th.

Mr. Vinagro let the Board know that he had spoken with Mr. Garrepy about re-writing the ADU's and he said he'd have something for the Board's next meeting.

Mr. Edwards asked the Board if they had thought about what they might want to do about warrant articles. Mr. Vinagro will bring in a list of items the Board has talked about over the past year. Mrs. Colbath will send the list she has compiled to Mr. Vinagro. Mr. Dube asked if there was any topic anyone would like to discuss. Mr. Stewart suggested the potential rezoning of the west corner of route 109 and route 16 intersection. They discussed that it is presently zoned Residential and they talked about changing it to Business/Commercial but there are questions about the existing houses and their tax impact. Mr. Vinagro will bring in the tax cards for the properties involved and the Board will have a discussion. It was suggested that the property owners be invited to a meeting to see what their thoughts are. Mr. Blackwood believes there are about seven properties involved. Mr. Edwards thinks that most of those houses have businesses within the property. They talked about getting rid of spot zoning. They also had a conversation about lots being within two different zones and if the owner should be able to choose which zone they would like their land to be in. The Board agreed that it was their job to make things clearer. It was decided that Mr. Vinagro would send the property owners along the route 109 and route 16 intersection area a letter to come in and discuss the zoning at the second meeting in October.

Adjournment

Mr. Blackwood made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:40 (Vote5-0)

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath

