



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

16 May 2019

APPROVED

5/16/2019

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: Ken Fifield, Melissa Fifield, Jerry O'Connor and Donna Martin with ClearView Community TV

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

Seat Alternates as Necessary

Unnecessary

Public Comment

None

Conceptual Review

Melisa Fifield for property owned by Jerry O'Conner at 3365 Wht. Mtn. Hgwy.

TM 146-7: Used Auto Dealership

Miss Fifield explained to the Board that she would like to have a used car dealership on Mr. O'Connor's commercial property. She would start out with just a few cars and expand to a maximum of fifteen cars. This is a permitted use for this property. A few vehicles would be parked on a flat piece of property down by the road and people would walk up the driveway to the existing garage. There will be no changes to the building itself. Mr. DesRoches asked if a buffer comes into play on existing property. The Board had a discussion on whether or not she needed a site plan. Mr. DesRoches said it is clearly not a major site plan. There are state requirements for a car dealership that they will have to meet but that has nothing to do with the Planning Board. Mr. DesRoches read from page 22 of the Site Plan Regulations and it appears all items will be met and he said it looks like a site plan is not required and you'd be exempt from a site plan. They would have to fill out the paperwork for an Insignificant Change of Use. All repair work on the vehicles would take place at Crowell's. Mr. Dube said that this is a Conceptual

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Review and nothing that is said here tonight is binding between either parties. Mr. Fifield asked about signage. Mr. Vinagro said a sign could be 32 sq. ft.(4x8) but could possibly be larger with a variance, which has been granted in the past on Route 16. Mr. Fifield would have to get a permit for the sign. Mr. Dube suggested they attend the June 6th meeting where they will hold a discussion about ordinances. Mr. Fifield asked if having the name on the building would present a problem as this is required by the state. It wouldn't. The building is 30x50 and contains an office. Mr. and Miss Fifield will meet with Mr. Vinagro at the Code Enforcement Office. It was decided by the Board that they saw no reason why the Fifield's would have to meet again with the Planning Board.

Bonnie Cyr, Martell Revocable Trust for 18 & 24 Wentworth Road; TM 183-59 & 60

Questions on rezoning

Mrs. Cyr was not present at this meeting. Mrs. Cyr wanted to know if these properties could be made commercial. Mr. Dube said she would have to get 25 signatures or the Planning Board could put this on a Warrant Article asking that the entire area be zoned commercial. There was some discussion about whether it would be best to zone the area Village/Residential which would still allow businesses. Mr. Dube suggested asking for advice from Mr. Garrapy about this issue.

Board Business

Mr. Garrapy and Mr. Bookholz are both available for a workshop on June 6th. This is the only thing on the calendar at the present time.

Approval of previous meeting minutes

Mr. Stewart made a motion, seconded by Mr. Edwards, to approval the of minutes of May 2nd, 2019. (Vote 4-0-1) Mr. Stewart feels that the Board should not set a precedent by addressing electronic messages during the meeting. Especially when this did not take place during public comment. Mr. Edwards and Mr. Dube agreed.

Correspondence

None

Public comment

None

The Planning Board will meet next on June 6, 2019

Adjournment

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

Respectfully Submitted for approval at the next Planning Board meeting,

Priscilla Colbath

