



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

### Planning Board Minutes

January 2, 2020

Approved

Draft

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair	X	Donna Martin		Victor Vinagro, Building Inspector/Co-Code Enforcement Officer	X
Dick DesRoches, Vice Chair	X	John Blackwood			
Charlie Edwards, Selectmen's Representative	X			Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Doug Stewart	X				

**Others present:** Chuck Robbins, John Roark, Sean Sullivan with ClearView TV and Jim Miller

#### **Pledge of Allegiance & Call the meeting to order**

The Chairman called the meeting to order at 7:00

#### **Seat Alternates as necessary**

None present

#### **Public Comment**

None

#### **Public Hearings**

The Wakefield Planning Board will conduct a Public Hearing to receive public comment on the following proposed amendments to the Town of Wakefield Zoning Ordinance. Mr. Dube announced that if there are no changes made to the following Amendments they will be sent to ballot.

Mr. Dube read Amendment #1

**Amendment #1 as proposed by the planning Board: Add Article 23G-Bunkhouse Regulation:** To allow for an accessory building to a single-family dwelling providing extra sleeping quarters for guests staying in the principal building, providing no cooking facilities. Currently there is no Wakefield Zoning ordinances allowing for Bunkhouses.

Mr. Vinagro read Article 23G Bunkhouse Regulations which will be added to the Zoning Regulations if this Amendment passes. He explained that Article 2 Tables, Table 1 Permitted Uses will now include a Bunkhouse will be allowed in all Light Industrial and Commercial Zones.

Mr. Dube opened the Public Hearing at 7:05

Mr. Robbins asked about addressing setbacks. He was told that the setbacks will be the same as those addressed in the building process.

**Mr. DesRoches made a motion, seconded by Mr. Stewart to move Amendment #1 to the ballot (Vote 5-0)**

Mr. Dube read Amendment #2

**Amendment #2 as proposed by the Planning Board: Article 23D-Accessory Dwelling Unit and Article 33-Definitions:** To allow for a detached accessory dwelling unit Located in an existing or a proposed accessory structure to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. Currently Wakefield Zoning Ordinances allows for an attached ADU only. Further amend Article 3 Tables, Permitted Uses to allow Accessory Dwelling Units in the Residential 11 districts by Conditional Use rather than as a Permitted Use.

This will be shown in the Article 3 Tables.

Mr. Dube opened the Public Hearing at 7:17.

Mr. Robbins asked a hypothetical question, what would you see for conditions that might prevent them being built in the R2 Zone? Mr. Vinagro said it can definitely not be within the 50 ft. setback.

Mr. Dube said the size of the lot, slope of the land, pervious as opposed to impervious. Mr. Vinagro said it will go through as a building permit just like as if you're building a house. Mr. Stewart said a public hearing would be held and abutters could come and express their opinion. Mr. DesRoches states it would have to meet all the Conditional Use conditions. Mr. Dube closed the Public Hearing at 7:32

**Mr. Edwards made a motion, seconded by Mr. Silcocks to move Amendment #2 to the ballot (Vote 5-0)**

**Amendment #3 as proposed by the Planning Board: Article 3, Table 2-Minimum Setbacks:**

To amend Article 3-Permitted Uses, Table 2-Minimum Setbacks to increase the minimum Shoreland setback for standard lots in the Residential II zone from 30 feet to 50 feet to match the state standards and to delete footnote 7, which explains that state setbacks currently supersede the local setback requirement.

Mr. Dube said the setbacks on the table will change from 30 ft. to 50 ft. Mr. Dube gave a little history as to why the Planning Board stayed with the 30 ft. setback. People were against changing to the 50 because of mortgage situations. Mr. Vinagro explained some buildings are as close as 10 ft. from the water. They are pre-existing, non-conforming and they will always have the right to build within that footprint. Mr. Silcocks suggested a change in wording. The Board chose to leave the wording as is. Mr. Stewart suggested answering questions as a Board that may come up on Facebook. Mrs. Colbath posted the articles on her Facebook Community page as another venue to get the articles to the public.

Mr. Dube opened the Public Hearing at 7:12

**Mr. DesRoches made a motion, seconded by Mr. Edwards to move Amendment #3 to the ballot (Vote 5-0)**

Mr. Robbins handed Mr. Dube a paper to read concerning setback requirements. Mrs. Dube said we will follow the States setback requirements.

Mr. Dube closed the Public Hearing on all the Zoning Amendments at 7:22

### **Board Business**

#### St. John's parish addition bond and conditions

The Board read the packets in front of them. Mr. Dube said they did it exactly like it should be done. Everything that is required is in the packet. Mr. Edwards said it looks thorough. Mr. Roark, the General Contractor had nothing to add. He did say he hoped to begin the project in early March.

**Mr. Silcocks made a motion, seconded by Mr. DesRoches, to post the bond amount stated in the letter of December 17, 2019 and that it be posted before the work is started. (Vote 5-0)**

### **Approval of previous meeting minutes**

**Mr. Silcocks made a motion, seconded by Mr. DesRoches to approve the minutes of November 21, 2019. (Vote 5-0)**

**Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the minutes of December 5, 2019. (Vote 4-0-1)**

### **Correspondence**

None

### **Public Comment**

None

### **Set next meeting date**

### **Adjournment**

**Mr. Stewart made a motion, seconded by Mr. DesRoches, to adjourn the meeting at 7:40. (Vote 4-1)**