



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Wakefield Planning Board

January 16, 2020

Minutes

APPROVED

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					

Others present: W. David Stephen, a Wakefield police officer and Jim Miller of ClearView Community TV

Pledge of Allegiance & Call the meeting to order

Mr. Dube led the Board in the Pledge.

Seat Alternates as necessary

None

Public Comment

None

Public Hearing

None

Conditional Use Permit Application submitted by W. David Stephen for property he owns located at Province Lake Road, Tax Maps 114-15 & 114-16. The applicant is seeking approval of a Conditional Use Permit to construct a self-storage business.

This is a Conceptual Use prior to proceeding with a site plan. Mr. Vinagro said the application is complete, the fees have been paid, the abutters have been notified and the public notice has been run. When Mr. Stephen came in a while ago, he had five storage buildings on the property now there are four. This is the two lots just beyond Scribner Hill Road. He will place a berm with a lot of greenery and

the buildings are green with gable roofs. He will have to check with the State for the driveway entrance. The area is flat. Mr. Stephen will next bring in a site plan with all the pertinent information on it.

The Planning Board may, in appropriate cases, and subject to safeguards determined by the Planning Board grant a Conditional Use Permit: RSA 674.21 for land use according to Table 1 in our Zoning.

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use;

All in favor (4-0)

2. The proposed use(s) is/are consistent with the adopted Master Plan.

All in favor (4-0)

3. The specific site is an appropriate location and is of adequate size for the use.

All in favor (4-0)

4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located.

All in favor (4-0)

5. There will be no nuisance or serious hazard to vehicles or pedestrians.

All in favor (4-0)

6. The use will not place excessive or undue burden on Town services and facilities

All in favor (4-0)

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.

All in favor (4-0)

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to approve the Conditional Use Permit for TM 114 L15 & 16. (4-0)

Conceptual Review

None

Board Business

Mr. Dube began a review of the wording of warrant articles 2, 3 and 4. Mr. Sager added a few words which did not change the meaning. The Board had a discussion on whether they wanted to keep their wording or agree to put the articles forward with Mr. Sagers' small changes. Mr. Vinagro will be doing an interview tomorrow with Mr. Miller about these warrant articles letting the public know that the Board is giving them something not taking away anything. He will let them know that they will go through the building process.

Mr. DesRoches made a motion, seconded by Mr. Edwards, with review of counsel this is how it will show up exactly on our warrant, we make these insignificant changes. This wording does not change the intent of the articles whatsoever. (Vote 4-0)

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to approve the minutes of January 2nd, 2020, (Vote 4-0)

Correspondence

16 Wilson road, TM 116-010: personal Agriculture

These people currently make soap out of goats' milk and would like to have goats on their property. They are in an area zoned agricultural. The Board had no issue with this.

Mr. Dube asked the Board if they minded if he spoke with Pam Wiggin and asked her to come to a Planning Board meeting and meet with them. Mr. Vinagro said he had been working with the Heritage Commission and the owner of the Garvin building and he thinks things will be ok. They don't know about the new products out there. Their concern is just with the outside of the building. Mr. Dube said we should have rapport with the Heritage Commission when they're changing ordinances we should at least know about them. Mr. Dube will go to one of their meetings. Mrs. Wiggin is gone until Spring.

Public comment

None

Set next meeting date

February 6, 2020

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Edwards, to adjourn the meeting at 7:59. (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath