



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING
15 March 2018

Approved: 4/5/18
Draft: 3/23/2018

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Victor Vinagro, Shoreland	X
Tom Dube, Vice Chairman		John Blackwood		Protection Officer	
Connie Twombly, Selectmen's Representative		Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Member	X				

Also present were: Donna Martin, videographer, Joe Williams, applicant,

CALL TO ORDER

- A. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance.
- B. The Chair sat Alternate Doug Stewart as a member

C. PUBLIC COMMENT

None

D. PUBLIC HEARINGS

None

E. PRELIMINARY DISCUSSIONS

1. A. Preliminary Conceptual Review – Williams, Joe, land use & driveway location, TM 40-002

Chairperson Royle asked Mr. Williams to address the Board. Mr. Williams noted it is a lot right next door to the Old Steak House and rather than having the driveway come in off the abutting lot on the Ossipee side, he was not sure if he needs to get a permit from Wakefield or Ossipee. It's on Foggs Ridge Road. The line goes halfway through the road. The side he is

talking about is in Wakefield. Also this is zoned Agricultural and would like to see what it would take to change it to Light Commercial as it is right next door to the restaurant.

The Chair explained that to change the zoning of the lot it would have to go before the voters on a town warrant and you cannot really do it for one lot. Mr. Stewart thinks all you would have to do is note that you were expanding the light commercial by one lot.

There was some discussion about where the commercial/agricultural line is for zoning. Mr. Silcocks believes this is a Zoning Board question. Mr. Stewart agrees, you are either going before the voters to change it or you are going to the ZBA for a variance. You would have to explain what the unique situation is...and if a portion of the lot is already in light commercial you may have a good point. You would also have to let the abutters have their say.

Mr. Williams asked if the driveway would be a problem. Probably not, the road is maintained by Ossipee. The driveway placement may also depend on the use: agricultural vs. light commercial. You may also have to consider that one of these roads has a 6 ton weight restriction.

This seems like it could be a good expansion of the commercial district.

Mr. Williams notes this seems do-able. So he confirmed it's yes to the driveway. The Board noted he should check with Ossipee. He thanked the Board for their time.

2. Preliminary Conceptual Review – Williamson, John subdivision/conservation TM 171-012

Mr. Williamson addressed the Board and noted he had been in last June. He also has someone here from Moose Mountain Conservation. He showed the Board a map of the lot. He reminded the Board that the road seems to be the biggest problem. The Chair reiterated that there is not frontage except on a private road. It has always been a private road. It comes in from Canal.

There are only two homes in there. Mr. Williamson noted that last year they were trying to get a lot or two in there. They moved on to looking at conservation and they are just trying to figure out if they could carve out a lot or two and rest goes into conservation is that something that could be done. There is a lot of frontage here, it's a 35 acre lot. So they are looking to see if they could get a waiver on frontage and then put the rest in conservation. Years ago one of these was a lot. Mr. Williamson showed the Board where he would like to put the lots.

D. DesRoches asked if they would sell the conservation land or if it would just have a conservation easement on it. Mr. Williamson noted that they are still discussing that.

There was a question on the rules on a two-lot subdivision or a three-lot subdivision. So two house lots and one conservation lot. It would still be a minor subdivision plan. The biggest hang-up will be the private road. If he is doing a minor subdivision the Board could waive the requirements of the road. It would have to be more than what it is now but to bring it up to full specifications it would prohibit the cost.

D. Silcocks suggested contacting police and fire about what the minimum they would need to get in there for emergencies. You are talking about making big enough lots that you would be able to get septic, so it would be year round not summer residences.

This appears to be in the town's best interest to keep it from being fully developed but the road will have to be addressed. There are only a couple of spots that two cars could get by

each other. How far is that to Route 109? About half a mile?? The Davis hill side is closer to the fire station than the Donohue side.

They've been talking to Moose Mountain about values and what it would take to put it into Conservation. It would be a pretty good chunk of shoreline and about 30 acres in Conservation. Moose Mountain prefers to have public access to their conservation land. The owner would make decisions about hunting, etc. If Moose Mountain buys it then their Board would make the decision on what it can be used for. This rates fairly high for Moose Mountain and also on the Town's Master Plan with regard to steep slopes, shoreland, etc.

D. Silcocks asked if there is any beach access? No there used to be a couple of docks but it's sandy now. There is fairly good access, it isn't steep.

Mr. Williamson is trying to have effective and productive discussions. D. Silcocks thinks it's do-able but it makes a difference on what they come up with. He also noted that they will have to repair the road. There would have to be some kind of public access as well. D. Stewart thinks that public access will matter. D. Silcocks notes that you need to spell out use with regard to boat launch, etc. Maybe you could allow some parking and the launching of a canoe or kayak. You also need to speak to Police and Fire about what they would need to be able to patrol it if you do make it accessible to the public.

D. Stewart noted that you can build one lot on that now. He thinks you would want to be able to carve out at least two lots and then put the rest in Conservation. The Board may be open to waivers on some of the road requirements so that you don't have to get more lots.

D. Stewart noted that if the applicant was required to put a town-spec'd road in, he would have to carve up the 35 acres and sell all the lots because he wouldn't be able to afford the road upgrades any other way. The Board had some further discussion and thought the Board would be willing to work with him.

Moose Mountain asked the minimum acreage for developing these lots. D. Stewart noted that in R2 it is 1 acre and has frontage requirements as well. It would also require 150 feet of frontage.

Mr. Williamson asked the representative from Moose Mountain if she had questions about valuations and getting comps and specs. They are working with an appraiser who has provided them with a value as a developable piece of property or if it was conservation land with no ability to develop. They also asked for a value of an individual 1 acre lot. They are also asking for the value of the back land. Moose Mountain is bound to fair market value. There was considerable discussion regarding the value of the backland as developable or undevelopable.

D. Stewart asked if there is any deed restriction to not subdivide this again? Mr. Williamson will have the deed reviewed.

Mr. Williamson, to summarize can I just call police and fire regarding what they would be looking for regarding safe access to the property. Chair noted that they would have to review the plans anyway if it came before them for subdivision.

Moose Mountain asked one more question, if it were just one lot subdivided off would that be a lot line adjustment or a subdivision. It would still be a minor subdivision. Chair noted that all the subdivision regulations are on line for both minor and major subdivisions. Moose Mountain notes that in other towns they have seen an exclusionary area of 2 acres, for example, as a lot line adjustment not a subdivision.

Mr. Williamson thanked the Board for their time.

F. BOARD BUSINESS

D. Silcock noted that the Selectmen brought up looking at the Master Plan. D. Stewart noted they have 10 years. The last time the Board did this they used UNH to compile information from the survey. D. DesRoches noted they do not have a Natural Resource or Water Resource update. The Conservation Commission has done a Natural Resource Inventory and maybe we could use that to update that portion of the Master Plan. Also the plan is back as a member of the Strafford Regional Planning Commission, perhaps they could review the draft and meet with them to see if it could be incorporated. Chair asked how were members as the Planning Board voted not to join. They thought that they were more a southern district and didn't really help them. At any rate the money is in the budget. The Board has used Mike Garrepy to write plans as well. The plan was to work on a couple of chapters every couple of years.

G. APPROVAL OF MINUTES

The Board reviewed the 3/1/2018 meeting minutes.

MOTION:	To accept the minutes of the 3/1/2018 meeting, as presented
Made by:	Dick DesRoches
Seconded by:	Doug Stewart
Discussion:	None
Vote:	3-0-1 in favor of the motion.

The Chair noted that there should be a November set of minutes that they have never had a quorum of to approve (maybe November 2) and then the set before 3/1 and maybe a set in January. (The Board needs Tom Dube and John Blackwood to approve the November meeting minutes)

H. Correspondence

I. Public Comment

Rose Baxter asked about being an Alternate on the Planning Board or Zoning Board. The Planning Board believes there may be more openings on the Zoning Board. She will look into serving on the Zoning Board. Doug Stewart isn't sure if he will continue as an Alternate on the ZBA. She is interested in both but would like to be on whichever would be of more service.

J. SET MEETING DATE

6. The next scheduled PB meeting will be 7pm, Thursday, March 15th, 2018 in Town Hall.

K. ADJOURNMENT

MOTION: To adjourn the meeting at 8:09 pm.
Made by: D. Silcocks
Seconded by: D. Stewart
Discussion: None
Vote: 4-0 in favor of the motion.

Respectfully submitted,
Kelley A. Collins