



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

June 4, 2020

APPROVED

Zoom Meeting

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: Charlie Zilch, Joe Denapoli, Kerry Fox, Philip Emilio, Jim Miller and Ted Taylor of Clearview Community TV

Pledge of Allegiance & Call the meeting to order

Chairman Dube called the meeting to order at 7:00.

Seat Alternates as necessary

No alternates were present.

Mr. Dube pointed out the sheet on zoom with phone numbers and ID and Password to attend the Zoom meeting

Public Comment

None

Public Hearings

Consolidation & Boundary Line Adjustment Plan Application: submitted by Charlie Zilch, S.E.C. & Associates, Inc. for land owned by Province Lake Rd. Holdings, LLC: TM 34-99 on Province Lake Rd. and Property owned by Old Stage Rd. Holdings, LLC: TM 34 L2, 34-L3 and 34-L4 on Province Lake Rd.

Mr. Zilch was there to represent Philip Emilio. He stated that the proposal involves four parcels of land. Three of the lots were created as single house lots. They are 4.6 to 5 acres. They all have frontage on Route 153 and have approved shared driveways. The fourth parcel is TM34 L99. It's a 30.9-acre lot with 606 feet of frontage on Route 153. Mr. Emilio would like to reconfigure the four lots so that the middle lot would be divided between the two outer lots and the left over land in the back would be added to the 30.9 acre parcel in the back making that parcel 38.14 acres.

This gives the front two lots more room to build larger structures, garages, pools etc. The soils are well drained and test pits have been dug. There are shared driveways that were approved for when it was part of Mr. Dube's Pitch Pine subdivision. One will stay as is because it is shared with the abutting lot and one will be eliminated and will become a single access driveway for that lot. No State approvals, variances or waivers are required that Mr. Zilch knows of. Mr. Emilio has no plans at this time for the large lot.

Mr. Dube stated that he is a direct abutter to this property and he will not be voting but will continue to run the meeting. Mr. Stewart asked if there needed to be a new State application for driveways for these two new lots. Mr. Dube said the driveways were submitted by him and recorded and he put the aprons in ahead of time. Mr. Vinagro said that all fees have been paid, abutters have been notified and the notices have run.

Mr. Dube opened the Public Hearing at 7:11. Mr. Zilch said that all the lots have been previously approved and they meet or exceed all state requirements. There was no public comment. Mr. Dube closed the Public Hearing at 7:13. Mr. Silcocks joined the meeting at 14:44

Mr. Stewart made a motion, seconded by Mr. Edwards, to approve the consolidation and lot line adjustment for parcels 34-99, 34-L02, 34-L03 and 34-L04 with the condition that the pins will be set. Roll call vote (4-0-1)

Minor Subdivision Plan Application: submitted by Kerry M. Fox, Fox Survey Co. for property owned by Joseph L. Denapoli & Donna M. Barchard located at 101 Province Lake Rd, TM 77-38.

Mr. Vinagro stated that the fees have been paid, the abutters notified and the notice has run. Mr. Fox said they are taking one lot and dividing it into two lots. The parcel is 3.82 acres with 1433 feet of frontage on Province Lake Road. It is zoned Residential 2 Shorefront which requires 1 acre of land and 150 feet of road frontage. Lot 1 is the one that will be created out of the present parcel and will be 1.15 acres. There are no wetlands on this lot. 4325 square feet of slope in excess of 25 per cent which leaves 1.05 acres of buildable land for lot number 1 with access off Route 153. A curb cut has been applied for and approved for that lot. The lot has also been approved by the State Subsurface Bureau. Lot number 2, is 2.76 acres with 2.38 acres of buildable land. This lot will contain all the shore frontage which is approximately 1430 feet. The home that exists on this property will continue to gain access over Joe Del Drive. It has also been approved by the State Subsurface Bureau. Well drained soil conditions exist. Mr. Fox said, if the Planning Board gives their approval tonight, he asked for a conditional approval pending the setting of monuments and any conditions set by the Planning Board. Mr. Fox asked for a waiver on Section 5.010 and Section 5.011. Mr. Stewart asked if the new lot would have any water access. Mr. Fox said it would not. Mr. Dube said that this meets the zoning requirements and he

sees no issue, with the sandy soils and the Shoreland Protection requirements. He also has no problem with either waiver.

Mr. Dube opened the Public Hearing at 7:33. Mr. Dube closed the Public Hearing at 7:34.

Mr. Edwards made a motion, seconded by Mr. Stewart, to approve the subdivision for lot 77-L38 on Joe Del Drive with two waiver requests on Section 5.010 and Section 5.011 and all the pins be set and duly noted on the plan. Roll call vote (5-0)

Board Business

Escrow Release: Two Top, LLC

Mr. Vinagro said this is a return to Two Top LLC of \$250 for unused professional planning fees plus interest, minus \$5.30 for postage for recording fees

Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the money going back to Two Top LLC. Roll call vote (5-0)

Approval of previous meeting minutes

May 21, 2020

Mr. Edwards made a motion, seconded by Mr. Dube, to approve the minutes of May 21st with one correction. Roll call vote (4-0-1)

Correspondence

None

Public comment

None

Set next meeting date

June 18, 2020

Adjournment

Mr. Stewart made a motion, seconded by Mr. Edwards, to adjourn the meeting at 7:42. Roll call vote (5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary