



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

May 21, 2020

Zoom Meeting #1

APPROVED

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

Others present: Andrew Nadeau, Julie and George Phelps, 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

None

Conceptual Review

Andrew Nadeau, Horizon Engineering, TM 171-012, Donahue Rd. questions on Subdivision of lot.

Representing Linda and John Williamson. They are proposing a two-lot subdivision on the shoreland in a 40 acres parcel on the Donahue Road. One lot would be 1.72 acres and the other 1.82 acres with the remainder being about 39 acres. He stated that lot two had been previously subdivided and then merged back into the parent parcel years ago. It was never developed as a separate lot. He did a perimeter survey of the entire parcel last fall. They have done a topographic survey, and a wetlands delineation. Mr. Dube said this is a conceptual review and nothing said by

either party is binding. Mr. Nadeau went on to say Mr. Williamson has already spoken to the town. This property is on a seasonal camp road. The plan is to access these lots through Route 109. There are other camp lots that are being accessed off Route 109. Before they put forth their formal application there are a few things he'd like to discuss with the Board. He would like to know what the Town requires for upgrades to Donahue Road for access to these parcels. They do realize, and will ask for, NH DES approval for a subsurface subdivision and that process will begin once they get moving with the formal application. They will be doing test pits. They won't determine where the houses will be located until they do the test pits. They will also be doing a shoreland application.

Mr. Nadeau asked if anything will be required of them to meet road standards. Mr. Dube said that to subdivide a lot you must be on a Town maintained road. He asked if the larger 39-acre parcel will be subdivided in the future. He believes that the applicants intend to put that parcel into some kind of conservation easement. Mr. Stewart said depending on whether the rest of the parcel was going to be put into conservation may have a bearing on the what would be determined for road upgrades. Mr. Dube said the family doesn't have a conservation easement in process, or planning to work on it after the subdivision and if they decided not to put it into conservation, they would also lose all rights to subdivide. Regardless, they will have to bring that road up to some standard for firetrucks and emergency vehicles. Mr. DesRoches said if the rest of the land was going to be a non-build situation with some kind of conservation easement that would be a good tradeoff he'd be willing to work with the developer on the road if we were going to get a benefit for the water quality of the pond. Regardless, there has to be access which will require a substantial amount of upgrade.

There are three camps out there now and he has not approached anyone yet. Mr. Edwards said the rule is the same for me as it would be for you, the road needs to be fixed. He suggested they make a plan and check with the Fire Chief to see if it's acceptable. Mr. Edwards also felt that they should not be looking for a tradeoff. The road should be the focus of the Board. Mr. Nadeau said that he would meet with the Fire Chief after he identifies what needs to be done with the road, maybe just removing rocks or stumps, trees and putting some gravel down. Mr. Edwards said we discussed this with the Williamson's the last time they came before the Board and we left it as we were willing to relax what they had to do as long as they can meet some of the standards. He said he believes it's feasible without a large cost. He said he hears that no one on that road now wants it fixed and your hardest job may be to convince people that you just need to upgrade for accessibility.

Mr. Dube has seen a plan where the fifty foot right-of-way comes all the way up to Route 109 and there is an issue with that right-of-way. Mr. Dube said they should form an association so the road will be maintained and the road will need to be acceptable by the Planning Board and Fire Chief. These things should be done prior to subdividing. We have waived in the past, no further subdividing if you're going to subdivide on a non-approved town road. If that large parcel is put into conservation, we could waive some of the road work as long as it is passable for emergency vehicles. Mr. Dube said, we are not telling you in any way, shape, or form that you have to do that. Mr. Nadeau said he did not know where the right-of-way came from. It's on a survey plan from years ago and it's definitely not feasible to build a road there. Any repairs would be made to the existing road. Mr. Nadeau will also look at coming in from the North from Davis Road, but he has

to research titles to see if that would be an option. Mr. DesRoches asked if they were talking about fixing the road from Route 109 to the camps. Mr. Edwards confirmed that. Mr. Dube said to summarize, no matter how many lots are subdivided you have to do something with the road and an association would have to be formed to maintain the road. At a minimum, every subdivision will require that an ambulance and a fire truck to be able to get down that road. Mr. Nadeau said he would have to set up a time with the Fire Chief to look at the road. Mr. Dube asked that he set this up with Mr. Vinagro. Mr. Dube and possibly other Planning Board members would also like to be there.

George Phelps, TM 59-11, Gerrard Terrace, questions constructing a home and Road.

Mr. Phelps said this is a six-lot road in the Pine River Pond Association. He bought lot 13 in 2006. He was told that the lots were being sold to finish the road and put in power. A few weeks after he bought the land Christen Fletcher filed bankruptcy. In 2016 he bought lot 11 from the town at auction. He had both parcels surveyed and the lots are clearly defined. His question is as they would like to develop one or both lots, a portion of the road has a stream that is possibly seasonal. He has an estimate to bring the road back to what he feels the grade was and put a culvert in to reestablish the natural flow. The current road goes about fifty feet into lot 11. The road is actually a cow path right now. He wanted to know what he needs to do on that road, at his own expense, that would be acceptable to the Town as no one else on the road, that he's been able to contact, has any interest in doing anything to the road.

Mr. Dube said this was a subdivision done in 1971 and the roads were never put in and no association was formed. There is an association now. Some of the roads, like Edward Drive are passable. Some of the roads in the subdivision have never been built. Mr. Phelps said, as far as he knows all the roads in the association were finished, maintained and passable except Gerrard Terrace. Mr. Vinagro said the cul-de-sac is not developed at all on Gerrard Terrace. Mr. Phelps said he has two choices, do the road to lot 11 or finish the whole road and be done with it which is his preference. He has received a quote to make Gerrard Terrace like the surrounding roads. Mr. Edwards feels that the Board shouldn't expect any more than that. Mr. Dube recommended that they do a little research to see if there were any special requirements for that area in order for him to proceed.

Mr. DesRoches asked what jurisdiction does the Planning Board have seeing the subdivision already exists? Mr. Dube said perhaps just a permit for the driveway but it's in Mr. Phelps best interest to make sure the road is wide enough for a firetruck. And the history should be researched. Mr. Dube said he wanted to make it clear that nothing said here tonight is binding on either party. There may be an association president that may know some of the history. He has done the right thing by coming to us. Mr. Edwards said lot 12 is getting a benefit by Mr. Phelps making the road, cul-de-sac, and turnaround. Mr. Phelps said he could do the road to lot 11 and then a driveway to lot 13. Mr. Edwards feels that the road needs to be done along with the cul-de-sac so that firetrucks can turn around. Mr. Phelps said Rhodie, the assistant fire chief said he could make it so fire trucks could turn around even without the cul-de-sac. Mr. Stewart asked, could you do this in stages? Mr. Phelps said yes. He'd have to make a decision after considering what Mr. Vinagro determines but making the road to lot 11 is what he'd probably do.

Board Business

Escrow release for Kratt/Ramano Boundary Line adjustment Plan; professional Planning fees
Mr. Vinagro said this is a return on the professional planning fees that were not used, plus interest minus \$7.50 for postage in order to record the fee.

Mr. Edwards made a motion, seconded by Mr. Stewart, to release the money from escrow to Kratt/Ramano. Roll call vote (4-0)

Approval of previous meeting minutes

Mr. Edwards made a motion, seconded by Mr. Stewart, to approve the minutes of April 2, 2020. Roll call vote (3-0-1)

Correspondence

None

Public comment

None

Set next meeting date

June 4, 2020

Adjournment

Mr. Stewart made a motion, seconded by Mr. Edwards, to adjourn the meeting at 8:15. (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary