



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

June 18, 2020

DRAFT

Zoom Meeting #3

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				Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Doug Stewart	X				

Others present: Sally and John Hildreth, Joseph Berry, Margot and Brian MacArthur, Jim Miller and Ted Taylor of Clearview Community TV (were the Czepyhas' there? Anyone else?)

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.

Public Comment

None

Public Hearings

None

Conceptual Review

Sally Hildreth for property owned by Kinville Corp. at 39 Main St. TM 240-4.

Conditional Use Permit for a Residential dwelling in a Bus/Com. Zone.

Mrs. Hildreth told the Board that they have a purchase and sales agreement for the old SAU 64 building in Union and would like to turn this property into a home. Others in that area have homes with businesses. This will require a Conditional Use Permit as it has never been used as a single-family home. They got in touch with New Hampshire licensed septic designer David Clough and he assured them they would have no problems and is willing to go ahead with the septic design. The state wants the 750-gallon tank pulled out and a larger one installed. The building is 2,168 sq. ft. All they have to do is make the two bathrooms into one, install a sink in

the kitchen and exchange out four exterior doors. They will fence the yard for their dogs using the six-foot height. Mr. Dube knows the property. He has no problem with them having a home there and the rest of the Board agreed. Mrs. Dube said the zone will remain the same and, in the future, you could turn it back into commercial with a Conditional Use Permit. Mr. Vinagro said their next step would be to purchase the property and then apply for a Conditional Use Permit and then whatever building permits he would need. Mr. Dube said anything said here tonight is not binding on either party. Right now, they are waiting for the deed. The abutters will be notified. This is just in case they see something we're not seeing, said Mr. Dube. You have to go through a Change of Use process and that should be pretty simple for this Board. The Board decided that the Hildreth's could proceed prior to supplying the deed to Mr. Vinagro. The second meeting in July would be enough time to do all that's required. They can go down and do maintenance. Mr. DesRoches suggested they look at the Zoning Ordinance; Article 29 Page 75. There are seven criteria that must be met. He told them to take a look at those, so you're prepared to answer them. Mr. DesRoches sees no problem with any of the criteria at this time.

Joseph Berry of Berry Surveying & Engineering representing Chester & Cynthia Czepyha at 2126 Lovell Lake Rd; TM 205-4. Subdivision in Wakefield & Milton.

Mr. Dube stated that nothing that either party says tonight is binding on either party. Mr. Czepyha owns 30 acres on Lovell Lake Road and 29 ½ acres are in Milton and ½ acre is in Wakefield with all the road frontage in Wakefield. He would like to make this into three lots, one being 5 ½ acres which has a house on it, the second 11 ½ acres and the third 13 ½ acres. They have done a topographic survey of the whole piece, it would require NHDOT permits for driveway cuts.

Mr. Dube asked if he was familiar with Wakefield zoning that requires five acres of high and dry and does this plan meet this. Mr. Berry responded technically in Wakefield it wouldn't. In Wakefield the lots are only .09 acres, .26 acres and .23 acres. The far lot on the right on the map has an existing house. Mr. Dube asked to what town the taxes are paid. Mr. Berry believes it's Wakefield because of the address being Lovell Lake Road and he said Milton doesn't have much information on it. Mr. Silcocks said the road frontage is in Wakefield so Wakefield takes the responsibility for fire and police. Mr. Dube suggested that Mr. Berry find out whose zoning regulations apply to the property.

Mr. Dube also suggested he find out how this property is taxed and note that on the plan and the rest of the Board concurred. Mr. Dube would guess that because the bulk of the land is in Milton it will probably follow Milton's zoning regulations. He suggested getting in touch with our Planning Consultant or Town Attorney for the pertinent RSA's that apply here. These are things that will need to be clarified so the owner isn't held up. The property is zoned Low Density/Residential with a minimum lot size of two acres in Milton and Agricultural with a 5 acre minimum lot size in Wakefield. Mr. Silcocks said another alternative would be to give deeded access to the other two lots and therefore not subdivide the Wakefield lot. The Board feels this is a good use of the property. The legal issues need to be resolved. There was a

discussion amongst the Board as to which town was getting the taxes. Mr. Berry asked when he could meet again with the Board. Mr. Vinagro said it would have to be July 16th and he would have to have all his information to Mr. Vinagro by June 25th. Mr. Dube opened up public discussion at 7:37. No discussion from the public.

Margot & Brian MacArthur for property owned by Marc & Tobi Laurion @ 45 Wakefield Rd;
TM 240-9. Commercial Development

This lot is located directly across from Irving in Union and they don't have any plans for the property yet, perhaps a car wash. This commercial property would allow for a small well but the water would be a reclaimable system. They would like the Board's feedback. The lot is about .7 acres, flat, cleared and buildable. Mr. Dube stated that nothing said tonight is binding on either party. Mr. Vinagro said the zone is Business/Commercial and a car wash is a permitted use. Mr. Silcocks was concerned that the 50 ft. vegetated buffer on the Route 16 side would have a huge impact on this lot. Mr. MacArthur said a lot of the trees are no longer there, it's pretty open. They have looked at a carwash in Exeter that was .6 acres and they were able to fit a three-bay carwash on that lot. Mr. Dube said that there is support from the town for a carwash. Mr. Stewart wondered if there are any state rules regulating carwashes. Mr. Dube told Mr. MacArthur that there is a landscaping plan you'd have to follow. Mr. MacArthur said if they need more land perhaps the person that owns lot 11 might be agreeable to a lot line adjustment.

Board Business

Garvin Mercantile LLC, 3 High St; TM 180-107: Easement Agreement

The selectmen are looking for approval from the Planning Board and the Conservation Commission. The MacArthur's met with the ZBA to get a variance relieving the setback in order to install a handicap ramp and this will cause the ramp to protrude a couple feet onto Town property. That variance was approved by the ZBA. Town Administrator, Dino Scala entered the meeting at 7:55 and explained to the Board that the easement went back and forth between attorneys and what the Board has in their possession is the final result.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to give Planning Board approval to the Easement Agreement for Garvin Mercantile LLC. Roll call vote (4-0)

Wakefield Heritage Commission discussion.

Mr. Dube has not had a chance to speak with Pam Wiggin but will do so prior to the next meeting even if she's still in Florida.

Correspondence

None

Public comment

None

Approval of previous meeting minutes

June 4th, 2020

Mrs. Colbath will mark all the previous minutes that were held via zoom and send them to Mr. Vinagro.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to approve the minutes of June 4th. Roll call vote (4-0)

Set next meeting date

July 2, 2020

Adjournment

Mr. Silcocks made a motion, seconded by Mr. Dube to adjourn the meeting at 8:00. Roll call vote (4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary