

Town of Wakefield, New Hampshire



Planning Board Minutes

August 6, 2020 Zoom Meeting #7

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

Others present: Lawrence Gray, Steve Oles and Jim Miller with ClearView TV

Pledge of Allegiance & Call the meeting to order

The Chairman called the meeting to order at 7:01

Seat Alternates as necessary

None present

Public Comment

None

Public Hearings

Minor Subdivision Plan Application: submitted by Jeff Hertel, Northern Exposure Real Estate, Inc. for property owned by Van & Constance Hertel and Lawrence & Erica Gray located on Leighton Corner Road, Tax Map 16-1. The Applicant is seeking an approval of a Minor Subdivision Plan Application in order to subdivide 4.63 acres into 2 residential lots. Most of the land is in Ossipee. Only the street frontage is in Wakefield.

Mr. Gray was asked if he wished to proceed as there were only three board members present. He chose to do so. Mr. Oles stated that this has been reviewed by the Town attorney. The two small lots in Wakefield will be contiguous with the land in Ossipee as

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they are not stand-alone lots. The town lines do not constitute a boundary. The property in Wakefield provides road frontage for the land in Ossipee. Single family houses will be built on the two lots in Ossipee. They meet all the setback requirements for both towns. Approval from Ossipee is pending approval from Wakefield. Of the 18acre lot 1.4 acres is in Wakefield. Of the 35-acre lot 3.3 acres is in Wakefield. Mr. DesRoches asked if there were any reason these lots could not be subdivided at a later date. Mr. Oles said the intent is a single-family home on each lot and no thought of subdividing at this point in time. Mr. Dube and Mr. Stewart asked for an explanation of note 7 on the Plan.

7. THE TWO ROAD FRONTAGE LOTS ON LEIGHTON CORNER ROAD IN WAKEFIELD ARE PART OF BUILDING LOTS IN OSSISPEE. THESE LOTS ARE NOT TO BE SEPARATE LOTS OF RECORD FOR BUILDING PURPOSES.

Mr. Dube asked if there will be a marker on the town line between the two lots and a note on the Plan that the pins have been set. Mr. Oles responded yes. Mr. Dube also wants pins set between the Ossipee and Wakefield town lines on the road frontage and noted on the Plan. Mr. Oles said no problem. Ossipee has a ten foot less front setback at 30' and there is a power line easement along that road.

Mr. Dube opened the Public Hearing at 7:18. He closed the Public Hearing at 7:19.

Mr. DesRoches made a motion, seconded by Mr. Stewart to accept the application. Roll call vote (3-0)

Mr. Dube reopened the Public Hearing at 7:19 now that the Board has accepted the application. He closed the Public Hearing at 7:19. Mr. Vinagro said that the plan is administratively correct, the notice has run, and abutters notified.

Mr. Stewart made a motion, seconded by Mr. DesRoches that the mylar include that the pins/boundaries have been set and showing them on the plan and subject the Ossipee approval. Roll call vote (3-0)

Mr. Gray asked for clarification on the further process. Mr. Dube explained the process.

Conceptual Review

Frank Wynters, for Tax Map 159-10, Witchtrot Road: home and business
Cancelled

Board Business

Laroche bond and Stormwater Management plan.

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Mr. Dube said Mr. Laroche's surveyor/engineer presented the information for tonight. Mr. Dube stated the Board has three options, we could send it out to our engineer, we could come up with something different or we can agree that this would work. Mr. Dube, being more familiar with these items feels the bond looks a little low.

In accordance with the request for bond of the stormwater management and erosion control on the site plan for Mark LaRoche, Tax Map 184, Lot 74, we have determined the following bond is applicable to this project.

Stormwater Management and Erosion Control

| | | |
|--------------------------------|---|--------------------|
| ○ Common Excavation | = | \$332.50 |
| ○ 15" Corrugated Plastic Pipe | = | \$180.00 |
| ○ Outlet Structure | = | \$ 355.00 |
| ○ Riprap Stone | = | \$ 230.00 |
| ○ Silt Sock / Silt Fence | = | \$ 980.00 |
| ○ Loam and Seed | = | \$1050.00 |
| Total amount submitted: | | \$ 3,127.50 |

Mr. DesRoches said the plan seems very complete. Mr. Dube agreed. The conditions that are listed in the Norway Plains letter are the Boards conditions. Mr. DesRoches is concerned that the Stormwater Management Manual report must be part of the approval. Mr. Vinagro suggested adding provide a copy to the Town. The paperwork said the inspection will be done by annually, but they need to give the town a copy every two years. Mr. Vinagro will add a reminder in his software program to make sure this is done. Mr. Dube said we will want to see a copy of that report every two years. Mr. DesRoches said that \$3,000 doesn't seem like enough for what they say they were going to do. Mr. Vinagro thinks he may not have included labor as he will be doing the work himself and agrees it is low. Mr. DesRoches feels the amount should reflect what the cost to do the work would be for the Town to do it if he doesn't. These are the numbers the Board decided would be fair:

| | | |
|-----------------------------|---------|---------------|
| Common Excavation | + 2,000 | 2,332.50 |
| 15" Corrugated Plastic Pipe | | 180.00 |
| Outlet Structure | | 355.00 |
| Rip Rap Stone | | 230.00 |
| Silt Sock/Silt Fence | | 980.00 |
| Loam and Seed | +500 | 1,550.00 |
| 10% contingency | +560 | <u>562.75</u> |
| Total: | | 6,190.25 |

Mr. DesRoches said there is no page 6 in the manual and that is the page that should include the inspection reporting requirements. The Board will wait until Mr. Vinagro is able to get page six before they take a vote on this.

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Approval of previous meeting minutes

The minutes of July 16th, 2020 were tabled for lack of a quorum of those present.

Set next meeting date

August 20th, 2020

Public Comment

Mr. Miller asked if there was a time frame for Mr. Laroche to complete the work. Mr. Dube said the bond is good for a year. There is a sequence of events connected to this plan.

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart to adjourn the meeting at 7:57. Roll call vote (3-0)

Respectfully submitted for approval at the next Planning Board meeting.

Priscilla Colbath

Planning Board Secretary