



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

September 17, 2020

Approved

Zoom Meeting #10

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: Van Hertel and Jim Miller from Clearview Community TV.

Pledge of Allegiance & Call the meeting to order

Chairman Dube called the meeting to order at 7:03.

Seat Alternates as necessary

None present

Public Comment

None

Public Hearings

None

Conceptual Review

None

Board Business

Sign Mylar for Hertel Minor Subdivision

Mr. Hertel said that the surveyor had completed everything and all the conditions have been met. Mr. Hertel has three additional copies with him tonight that he'd like the Board to sign. Mr. Dube said one thing that was requested that hasn't been done is the signing block does not allow room for all Board members to sign. He suggested that he and one other member sign it. The Board concurred. They proceeded to sign the mylar and the copies.

C.I.P

Mr. Stewart said we have five people who have offered to volunteer to be on the CIP Committee. Tom Daniels, Natalie Kelley, Jim Kelley, Frank Pevear and Mary Collins are interested. Mr. Knight, Mr. Miller and Mrs. Colbath will continue with the CIP Committee for one more year. Mr. Stewart asked if Mrs. Colbath thought five were too many. She said she thought everyone should meet and see which people could meet during the day with her, Mr. Miller and Mr. Knight to get them acclimated to the process. Mr. Stewart said we should all meet at 6:00 prior to the next Planning Board meeting which will be October 1st. Mr. Stewart will contact Mr. Scala to let him know what we need from the department heads. Mr. Stewart will work with Mr. Vinagro and Mrs. Colbath to get contact information. Mrs. Colbath reminded him she needed the packet she had given to him last year with all prior CIP information. Mr. Dube reminded the Board that he would like all Board members to attend the at least one of the CIP meetings.

Wakefield Zoning Ordinances

The Board had lengthy discussions on each article.

1. Family compound: Article 23C: not in Table I permitted uses, we need to decide what zones are allowed in and we want to put a conditional use on any zones

The Board discussed the Family Compound. Only one person has built a house in a family compound. Mr. Stewart felt this ordinance is quite restrictive. He thinks it should be removed. Perhaps a Conditional Use in all zones. The Board feels it has to be put in the table and that all zones should be looked at. It needs a fairly large lot. R2 has the only restriction. Mr. Vinagro will write this up and have a debate at the Public Hearing.

2. Table 3-Density and Minimum Dimensional requirements: pages 13 & 12 Additional minimum: area required for each non-residential unit in excess of 1 unit commercial or residential (sq. ft.) w/footnote #1 contradicts the 2,500 s.f. in the chart.

Mr. Vinagro said the 2,500 and 4,000 are probably for residential. The 10,000 is probably for commercial. Mr. Dube said Attorney Sager had a lot to do with writing this. Mr. Vinagro said he would go to him for an explanation and then discuss with the Board.

3. Seasonal camps nothing in the ordinances as far as minimal dimensional requirements. We have a definition (page 88) but no other requirements.

Mr. Vinagro said is it allowed or not. He has people that just want to build a seasonal of less than 800 sq. ft. camp to come up a few weekends. Mr. DesRoches asked what would be the definition? Would you restrict the time they could spend there? Mr. Dube said we could require a state septic. Mr. Vinagro read the definition. Mr. Vinagro said our rule says 120 consecutive days and he feels that people who own the land should be able to come up a few weekends in the fall or spring. Mr. DesRoches said the seasonal camps are better for the lake. Mr. DesRoches said perhaps 400 sq. ft. Mr. Vinagro will check a few other towns to see how they handle or if they allow the smaller structures. He will also run this by Mr. Sager.

4. Manufactured Home, Article 3-Tables footnote #6 ref. RSA674:31. This is referring to Mobile (HUD cert.). Manufactured home is also referred to as modular or offsite Manufactured Homes

(comes in two sections or more and is installed on a foundation) do we want to distinguish the difference between the two in our ordinances? We allow mobile homes in R.-1, R-3 and Agricultural. We currently do not have anything in our ordinances for modular or off-site built homes.

Mr. Vinagro said the New Style Homes type home is also listed as Manufactured home. Any place you build a stick house you can put one of these. He would like to see a difference stated in the regulations to show a difference from a mobile home. The mobile home has a HUD stamp and we can't inspect them. They don't need to meet the codes. HUD certified mobile will be added to the footnote pending approval by Mr. Sager.

4a. We currently do not have anything in our ordinances for age of a mobile home. Mobile homes have a useful life expectancy of about 30 years. Do we want to limit the age of a mobile that is coming into Wakefield? In 20 years, a mobile Home usually is worth half of the original acquisition cost.

Mr. Vinagro said other towns are saying mobile homes must be less than 30 years old. They must be 800 sq. ft. Mr. Dube believes the 30 years would work.

Mr. Vinagro will write up some of the recommendations and bring them to the Board.

Public Comment

Mr. Miller said this Board is trying to look at and solve some of the over regulation. He asked the Board to take a look at zoning regulations concerning Businesses. He would like the Board to look at the 100-year-old house rule added in 2017 and more friendly ordinances for businesses. Mr. Dube asked Mr. Vinagro to bring that ordinance to the next meeting to go over. He suggested that Mr. Miller look at the business ordinances and bring what he sees forward for the Board to discuss. Mr. Dube said he would like the Master Plan to be brought to the next meeting and if they need a subcommittee to look at it and update it, we should do that. Mr. Miller said since Covid there are a lot of people living in weekend camps that probably have a 55-gallon drum instead of an approved septic. He questioned a person that did some illegal renovations and now has sold it. Mr. Dube said when a water front property is sold it has to have a site assessment.

Mr. Vinagro said he was talking to Linda Shire and AWWA has state grant money for Lovell Lake, Horn Pond and Great East Lake for septic replacements. He said education is a major factor in our town.

The Board discussed the permitted used and questioned whether they should have a list of permitted uses or perhaps a list of business that are not allowed. They will discuss this further at a future meeting.

Approval of Minutes

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to approve the minutes of September 3, 2020. Roll call (Vote 4-0)

Set next meeting date

October 1, 2020

Adjournment

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to adjourn the meeting at 8:28.

Roll call (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary