



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

October 15, 2020

APPROVED

Zoom Meeting #12

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

Others present: William and Krystal Sanborn, Jace Cucharale, and Jeff Trudel. Jim Miller and Ted Taylor from Clearview Community TV. Dave Lee, Mary Mignano, Northern Construction LLC via Zoom

Pledge of Allegiance & Call the meeting to order

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

Seat Alternates as necessary

None present

Public Comment

None

Public Hearings

William Sanborn for TM 114-14, Scribner Hill Road for property owned by William & Krystal Sanborn; Conditional Use Permit Application for a Residential Dwelling in a Bus/Comm. zone.

Mr. Vinagro stated that the zone is business/commercial and a single-family dwelling is allowed with a Conditional Use Permit. Mr. Vinagro said the application is correct, the public notice has run, the abutters have been notified and fees have been paid.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to accept the Conditional Use Permit application. Roll call (4-0)

Mr. Dube opened the Public Hearing at 7:05. Jeff Trudel, president of the Homeowners Association spoke in favor of this. Mary Mignano also spoke in favor of this. Mr. Dube closed the Public Hearing at 7:08.

Mr. Dube read the seven criteria for conditional use:

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit; yes
2. The proposed use(s) is/are consistent with the adopted Master Plan; yes
3. The specific site is in an appropriate location and of adequate size for the use; yes
4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located; yes
5. There will be no nuisance or serious hazard to vehicles or pedestrians; Yes, there won't be
6. The use will not place excessive or undue burden on Town services and facilities; Yes, it won't.
7. There would be no significant effect resulting from such use upon the public health, safety, and general welfare of the neighborhood in which the use would be located. Yes, there will be no adverse effect.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to approve the Conditional Use Permit as it meets all the seven conditions. Roll call (Vote 4-0)

Jace Cucharale for property located on Crystal Lane; TM 213-11 owned by 80- 82 Blossom Street Realty, C. P. McDonough; Major Site Plan Review Application for a Warehouse leasing space.

Mr. Cucharale said this lot is located in a commercial park. They would like to put a pre-manufactured building on this property. It meets all setbacks. They have addressed the drainage issues and the septic design has been sent to the state for approval. He explained the layout on a map. Mr. Vinagro said the application is administratively correct, the public notice has run, the abutters have been notified and fees have been paid.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to accept the application as complete. Roll call (4-0)

Mr. Silcocks questioned what would be housed in this building. Mr. Cucharale said lawn care businesses, contractors etc. Mr. Silcocks said this isn't just warehousing than. Mr. Cucharale felt that what business go into the building has noting to do with what they're here for tonight. Mr. Vinagro said any business would have to come before the Planning Board. Mr. Dube felt this was not pertinent to this application. Mr. Cucharale said they are incredibly careful about the businesses they will lease to.

Mr. Cucharale recommended the town use a Business Use Application. There was more discussion about tenants and that this has noting to do with this application. Mr. Silcocks said a warehouse wouldn't be smaller units but large open space. Mr. Cucharale replied that people store items and may have a small office. The building will be located in the Light Industrial zone. Mr. DesRoches said an office is not allowed but if there were a machine shop and a desk and a chair in there it would be a machine shop not an office. Mr. DesRoches continued to say we need to approve this warehouse and if there are uses within the building, we need to find a

way that we can tract these businesses. Mr. Dube opened up the Public Hearing at 7:32. Mr. Coleman said with Business Use Permit the Fire, Police and Building Inspector come in and inspect the space. They fill out the form, number of employees, hours of operation, what will be stored. For the most part it's people like a plumber, electrician, builder that comes in and gets supplies, they don't allow body shops, unregistered vehicles. They prefer white collar clientele. The Building Use Permit gets reviewed by different Town departments, fire, police, conservation, building. He offered to give the Board a copy of what Newton uses.

The Board discussed how the drainage will work with the 60x200 ft. (12,000 sq. ft.) building. There would be a pond that is 3.5 feet deep. This is a 2.5-acre lot and the building meets all setbacks and coverage. Mr. Cucharale said they would prefer being able to access the back of the building. The Board suggested they go back and see if the dripline trenches could be utilized and make the pond smaller so they can have access to the back of the building. They will sprinkle the building if necessary. Mr. Dube said this needs to go through a technical review.

Mr. Stewart read ARTICLE 17 in the Zoning Regulations – IMPERVIOUS SURFACE COVERAGE Building coverage shall not exceed forty-five percent (45%) of the buildable area. "Impervious surface coverage" as defined in this Ordinance shall not exceed eighty (80%) percent of the buildable area, except in the Aquifer Conservation Overlay District, where it shall not exceed fifty (50%) percent and in the Protected Shoreland Zone, where it shall not exceed thirty (30%) percent."

Mr. DesRoches questioned if the Board will wait until after the Technical Review as the Fire Chief need to weigh in on whether it needs to be sprinkled and perhaps Mr. Garrepy should look at this. Mr. Cucharale asked the Board to accept this with conditions on a contingent basis and we would work on how to get accessibility to the back of the building. They would like to get started on this project. Mr. Dube questioned how the retaining wall was labeled. He also said the pond could be longer and thinner instead. Mr. Cucharale asked if this could be conditionally approved with one of the conditions being the Technical Review? Mr. Dube said it could if the drainage structure was on the plan but it's not. A couple of major issues, change the drainage in order to put the road in or maybe you don't need the road so the drainage structure gets put on the plan.

Mr. Cucharale asked for a continuance until the next meeting. Mr. Vinagro will set up a Technical Review with the fire and police. Mr. Dube told Mr. Cucharale that after fire looks at the plan, they can probably tell you right away if they need that road and they need the building sprinkled. He also wants Mr. Garrepy to look this over. Mr. Cucharale presented a written request for a continuance. Mr. Dube told them that they have to bond the drainage and the landscaping and their engineer needs to come up with the bond amount.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to continue the meeting until November 5, 2020. Roll call (4-0)

Mr. Dube made a motion, seconded by Mr. Silcocks, to close the Public Hearing at 8:13. Roll call (Vote 4-0)

Conceptual Review

None

Board Business

Master Plan

The Board will work on updating the 2011 Master Plan. Mr. Dube questioned a 2014 draft and whether that should be included. Mr. Dube will head up a committee along with Mr. Stewart and Mr. DesRoches. He will also be looking for some volunteers to also sit on this committee. Mr. Stewart said we should be reviewing it and leave what makes sense and fix what doesn't. Mr. Vinagro will also read it and have ideas. Mr. DesRoches said the Conservation Commission did an inventory of (Conservation land?) and it was never incorporated into the Master Plan.

Approval of Minutes

October 1, 2020

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve the minutes of October 1, 2020. Roll call vote (4-0)

Set next meeting date

November 5, 2020

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:23. Roll call vote (4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary