



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

### Planning Board Minutes

December 3, 2020

Approved

Zoom Meeting #15

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

Others present: Mark McConkey, Bob Glidden, Robert Glidden Sr., Teresa Williams, Orion Rogers, Jim Miller and Ted Taylor from 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**

None present

#### **Public Comment**

None

#### **Public Hearings**

**Continuance of a Conditional Use Permit Application:** submitted by Mark McConkey for property owned by Nancy Amico c/o Orin Rogers at 2812 Province Lake Road, Tax Map 77-41. The applicant is seeking approval of a Conditional Use Permit to convert an existing Dwelling into an ADU in the Residential II Shoreland District.

Chairman Dube said there were only three members of the Planning Board here tonight and he asked Mr. McConkey if he wished to continue or request a continuance. Mr. McConkey chose to continue. He brought the plans of what the building would look like when it was converted over.

Mr. DesRoches joined the meeting via Zoom.

They are proposing removing the sunroom, removing the shutters from the right side of the house, which is storage and cutting the deck back. They plan to put in a rollup door as you would see in a storage center on the right side of the house. With the shutters off the front this identifies

where the storage is. The plan shows that the addition has been cut off from the building. There will be a front door and a door where the three-season room is now.

Mr. Dube opened the Public Hearing at 7:15. Robert Glidden Sr. asked if the house would be converted prior to the new house being built and thus there will be two houses on one lot? Mr. Dube said probably not but it would have to be done before he was given an occupancy permit. Mr. Stewart asked if the proposed changes for the ADU will be done before a permit for the primary dwelling could be released. Mr. Dube doesn't see this, as necessary. This would cause a burden for no reason at all. Mr. Stewart said then maybe we need to be clear that an occupancy permit for the new dwelling wouldn't be granted before the changes for the ADU have been completed. Mr. Dube agreed.

Mr. Glidden wanted everyone to know that this house has been for sale for the past four years until now and he feels when this is completed, he will sell it. He has never used the waterfront property for twenty-two years even to swim. He feels the ADU should be near the water and leave the house as a house. Mrs. Williams asked if the storage would be petitioned from the living space. Mr. Silcocks said the only access to the storage is from the outside overhead door. Mrs. Williams said this whole thing seems a little backwards. Mr. Stewart asked if the abutters have seen the revised plans and based on those changes do they feel that it looks like an accessory structure. Mr. Glidden said the large door will be an eyesore and devalues the properties around it. Mr. Dube said he's sure it could be a better looking door. Mr. Dube read an abutters letter from Mr. and Mrs. Wall of 2850 Province Lake Road. The parents live at 31 Joe-Del Drive. They stated that the owner of the property has never used the lakeshore property. They questioned who will make sure it stays an ADU. They say this will be two homes on one lot.

Mr. Dube closed the public Hearing at 7:30.

Mr. Stewart said the minimal changes they propose is not enough to make it look like an accessory structure to a primary dwelling. It looks like a house with a garage door on one end and no shutters. Mr. DesRoches said he still feels it a way around the regulation that he believes this is a good rule. Unless you have property the right size, you're limited to one home per lot. It still looks like a home and he still doesn't think it meets the zoning.

Mr. Dube said an ADU is technically another home on the property. When an ADU is on a lake they have to come before us for a Conditional Use Permit so we can make sure we protect the lake. It clearly meets our zoning as an ADU. They could stop using this home right now and go get a permit to build a house on the other lot and come back and make this the ADU. Elected town officials should not be predicting or telling these people what they should be doing with this home or the new home they'll be building when it's going to be done or if they're going to sell it. It's an accessory out back and you're never going to know if this or the other one is an accessory unit. It clearly meets our zoning. Mr. Fifield did not make the zoom meeting. Mr. Dube said if we have a tie vote we'll have to go to another meeting to break the tie. Mr. Stewart disagreed saying you need a majority for approval to pass and if there isn't a majority to say yes it fails. Mr. Dube believes it's the way it works and Mr. Stewart does not. Mr. McConkey said he thought they were both right in what they said. He said I have four people here and do not have a

tie breaker. If there is a no vote, he would have to appeal that vote. He asked for a continuance until he was provided with five people. He wrote a request and handed it to the chair. The Public Hearing is continued until December 17<sup>th</sup>.

### **Conceptual Review**

None

### **Board Business**

#### Approval of Minutes

**Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of November 19, 2020. Roll call vote (4-0)**

### **Set next meeting date**

December 17, 2020

### **Public Comment**

None

### **Adjournment**

**Mr. Stewart made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:45. Roll call vote (4-0)**

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath  
Planning Board Secretary