



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

### Planning Board Minutes

January 7, 2021

Approved

Zoom Meeting #17

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

Others present: Jim Miller and Max Gehring 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**

None

#### **Conceptual Review**

None

#### **Board Business**

##### Sign Mylar for Canal Farms LLC Minor subdivision

This will be done at the conclusion of the meeting. All conditions have been met.

##### Planning Consultant

Mr. Vinagro said Planning Consultant hasn't returned phone calls for over a year. He has been in touch with Strafford Regional Planning Commission and they will work with us. The cost is \$3,000 for fifty hours billed in quarter hour increments which would be sixty dollars an hour.

Mr. Vinagro read the list of services they are offering. The contract can be discontinued with a thirty-day notice. The Town Attorney will review this contract prior to signing. The Town has

been a member of this organization for some time and he has used them for general information but they won't comment on a specific case.

**Mr. DesRoches made a motion, seconded by Mr. Fifield, to have Mr. Vinagro sign the contract between Strafford Regional Planning Commission and the Town of Wakefield.**

**Roll call: Dube aye, Fifield aye, Stewart aye, DesRoches aye (4-0)**

#### DTC Public Right of Way

Mr. Vinagro said this addresses public rights of ways on town owned properties, public right of ways. Mr. Sager has reviewed this document and has given it his blessing. They wanted the Planning Board to see this and review it. This covers regulations for having to excavate across a public right of way. It covers restoration of right of ways giving the town some control over what is done to right of ways. RSA 229:1 explains what a town right away is. Mr. Dube said if he has to dig in the Road in Hampton, he has to post a \$5,000 bond and also pay \$100 for a permit. It looks like this permit fee is included in this paperwork.

Mr. Dube feels the highway department are the ones that should be overseeing these kinds of projects. He said that is usually where he gets his permits from the DPW of whatever town he's working in. Mr. DesRoches feels that it should go to DPW as it's not a land use item. Mr. Fifield will bring up the Planning Boards concern when it comes to the Selectmen. Mr. Dube said there are things in here that Land Use should take care of. Mr. Dube recommends that Mr. Mitchell, Mr. Vinagro, himself, A liaison from the Selectmen and Mr. Scala get together and review this. He believes we need some kind of regulation to make sure roads are put back to their original state after digging. The Board agreed by consensus.

#### **Approval of Minutes**

**Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of December 17, 2020. Roll call: Dube aye, Fifield aye, Stewart aye, DesRoches aye (4-0)**

**(4-0-1)**

#### **Correspondence**

None

#### **Public Comment**

None

#### **Set Meeting Date**

January 21, 2021

**Adjournment**

**Mr. DesRoches made a motion, seconded by Mr. Fifield, to adjourn the meeting at 7:53.  
Roll call vote (5-0)**

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath  
Planning Board Secretary