



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

March 18, 2021

Approved

Zoom Meeting #22

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	X			Richard Sager, Town Counsel	
Doug Stewart	X				

Others present: Rose Cleveland, Robert Baxter, John and Sally Hildreth, Snooky and Sue Shea and Max Gehring from Clearview Community TV

Pledge of Allegiance & Call the meeting to order

Chairman Dube opened the meeting at 7:00 via zoom.

Seat Alternates as necessary

None present

Public Comment

None

Public Hearing

Minor Site Plan Review Application

Submitted by Rose Cleveland for property she owns, TM 241-8, 21 Maple Street, Cobblestone Resale. The applicant is seeking approval of a Minor Site Plan Review Application in order to rub a retail business, buying and selling and new and used items.

Ms. Cleveland said she wanted permission to be able to store items for her retail business and summer sales on the backside of the front property. Mr. Vinagro said the application is complete, the abutters have been notified and the notice has run.

Mr. Silcocks made a motion, seconded by Mr. Fifield, to accept the application as complete.

Mr. DesRoches asked if the 67 pages of assorted materials are all part of the application? Mrs. Cleveland responded yes. Mr. DesRoches said it's an immense amount of material and he questions the pertinence. Mr. Vinagro said she is trying to bring on a retail business in the business/commercial portion of her lot. Mr. Dube said most of it is backup information that she wanted us to have. The business will be only in that zone. Migrating 100 ft into the other zone is

allowable with a Special Exception which she could apply to get through the Planning Board.

Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Mr. Dube said what she is showing us on the drawing is that she can contain her business in the business/commercial section of her land and also showing that the agricultural portion of her land has been used as commercial for many many years. The business will be located in the back of the building. All the materials will be stored in the business/commercial zone. Mrs. Cleveland said materials will be sorted before being brought into the building and trash will be put into a trash container. Mr. Dube said retail is not allowed in the agricultural zone so it's best to keep the business out of that area. She has been doing internet sales and will now have customers on her property in a retail store.

Mr. Dube opened the Public Hearing at 7:21. Mr. Dube closed the Public Hearing at 7:22 as there were no comments from the public. Mr. Dube said the Board is aware of all the legal issues and they will be properly addressed by the Town. Mr. DesRoches said in the future there will be customers which means traffic will increase on Maple Street. How does this play into the site approval? Mr. Dube believes the bridge should be fixed and will be fixed in time. Mr. Fifield thinks that will be coming sooner than later. Mr. Silcocks said there are less than thirty houses on that side of the bridge so there isn't a huge amount of traffic now and doesn't feel there will be much of an increase. Mrs. Cleveland said they wouldn't be open everyday and on Sundays are at major shows. They plan to be opened a couple days a week.

Mr. Stewart asked if there would be any change in the snowmobile access trail. She said that permission will not change and they are not open in the winter. No sales will take place on Main Street at all. Mr. Dube said the application does not include any retail sales on the main street side of the lot. Snooky Shea said he had talked to Mrs. Cleveland and if she has the business out back and cleans up the lot it's ok with him. Any modifications to the building will go through Mr. Vinagro.

Mr. Silcocks made a motion, seconded by Mr. Fifield, to approve the Minor Site Plan Application for TM241 L8, 21 Maple Street Cobblestone Resale. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Conceptual Review

None

Board Business

Discussion of the process to amend Postage Fees Process.

Mr. Dube said the postal fees change every year which causes us to have to put before the voters the fee changes. We can, with a couple of Public Hearings, change this to say the cost will be whatever the postal fees are. This will have to be done with the ZBA as well. There will be a Public Hearing at the meeting after next. Mr. Vinagro will run the wording by Mr. Sager.

Approval of previous meeting minutes March 4th

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of March 4th . Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

The Board discussed the need for alternates. If anyone is interested this will be on the website.

Correspondence

None

Public Comment

Set next meeting date

April 1st

The Board discussed possible legislation where a member of a Board or employee could be sued and not be covered by the Town. Dino, Rick and Lino are looking into this.

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:54.

Roll call: Stewart aye, Dube aye, DesRoches aye, Silcocks aye, Fifield aye (5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary