



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

### Planning Board Minutes

February 4, 2021

Approved

Zoom Meeting #19

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

Others present: Jim and Natalie Kelley, Jeremy and Kristen Rauschnot, Jim Miller and Max Gehring from Clearview Community TV

#### **Pledge of Allegiance & Call the meeting to order**

The Chairman opened the meeting at 7:00

#### **Seat Alternates as necessary**

None present

#### **Public Comment**

None

#### **Public Hearings**

Conditional Use Permit Application: submitted by James and Natalie Kelley for property owned by James Kelley at 99 High Street, Tax Map 180-118. The applicant is seeking approval of a Conditional Use Permit application to use the property for agricultural personal, to raise chickens and other animals for personal consumption.

Mr. Dube said there were only three members in attendance tonight and it's up to the Kelley's if they want their hearing to go forward tonight. The Kelley's agreed that they wanted it to be heard tonight. Mr. Kelley owns the properties on either side of him and behind him is the Denley property down to the tracks. He would like to grow vegetables, raise a pig from June to September to put in the freezer, chickens for eggs and possibly some meat chickens. Mr. Vinagro said they are looking for agricultural/personal in a residential 1 zone which requires a Conditional Use permit. Mr. Kelley wants a dozen chickens for eggs and they are thinking about

meat chickens they would only have for a short time. He doesn't want roosters. He would only have one pig. Mr. Stewart asked if there would be conditions attached. Mr. Kelley said the barn is 70 feet from the road and the barn is 60 feet long. The pig would be in the cellar of the barn and not be visible from the road.

Mr. Dube opened up the Public Hearing at 7:12. No abutters spoke. He closed the Public Hearing at 7:13.

### **Criteria for Conditional Use Permit**

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use;  
yes
2. The proposed use(s) is/are consistent with the adopted Master Plan;  
Yes
3. The specific site is an appropriate location and is 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
6. The use will not place excessive or undue burden on Town services and facilities.  
Yes
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

**Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the seven criteria. (Vote 3-0)**

**Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the Conditional Use Permit. (Vote 3-0)**

### **Conceptual Review**

Kristen & Jeremy Rauschnot for TM 207-235, Lovell Lake Road TM 2067-34 12 Stonehedge Turne Way: Boundary Line Adjustment/Subdivision.

Mr. Raushnot wants to give lot 35 more land and be able to sell lot 34 as the family has outgrown their house. He said originally the two lots were three separate lots. The Raushnots showed the Board on a map where they would like the lot line to be. They will still have 150 ft. of road frontage and the new well they had put in would meet the setback. Their driveway would still come off Stonehedge Turne Way, which is a private road. Mr. Vinagro said one lot is non-conforming with 2.05 acres and the other lot has 3.59 acres and a lot of the land is wetlands. He doesn't see this being done by a Boundary Line Adjustment. Mr. Vinagro said, maybe a flag lot? But you'd still be looking for some variances because of the size of the lot. You need three acres of buildable land. Mr. Raushnot said they want to put the line so that the road frontage is accessible. Mr. Dube said nothing that is said here tonight is binding on either party. This is a conceptual review. Mr. Dube said you are in a 3-acre zone and you don't have six acres and at least a half-acre is wetlands. You would need 6.5 acres in order to do a lot line adjustment.

Looking at the surrounding lots they're all 1, 1.5 and two acre lots. You could possibly get a variance as you have all small lots around you be dividing the acreage into a 3-acre parcel and a 2+ acre parcel. And the fact that previously this was three lots. Maybe you could show a hardship like a driveway not having to access Rt. 109. Mr. Stewart said he agrees and at the end there will still be only two lots. He is an alternate on the ZBA and not speaking for them but he doesn't think there would be much of an issue. Mr. Dube suggested hiring a surveyor for a preliminary plan to take to the ZBA. The Raushnots might want to apply for a driveway off the state road and see if it's denied and that could show a hardship.

## **Board Business**

### **St John's Bond Release**

St. John's bond is \$71,778,69. The notice of decision with the conditions are in the packet. The inspection failed because of silt getting into the drainage. They have since done some repairs and it seems to be working as far as Mr. Vinagro and Mr. Dube can tell this time of year. The church is finishing up their work and then will be requesting a certificate of occupancy. Mr. Dube said this doesn't really have much to do with the building itself and he thinks they should give back part of the bond now. Mr. Dube went down the list of items that were bonded along with the amounts. Bio Retention Basin for \$12,000 is where the Planning Board has an issue. Loom and seed of \$5,200 will be reduced to \$3,200 just for the retention pond area. The Bond should be reduced by everything but those two things plus the 10% contingency. That total amount is \$16,720. The rest will be returned. The certificate of occupancy can still be given.

### **Approval of previous meeting minutes (January 21<sup>st</sup>)**

This was tabled until the next meeting.

Mr. Dube announced that Mr. Vinagro now had a deputy Pete Gosling.

## **Correspondence**

None

## **Public comment**

None

## **Set next meeting date.**

Feb 18<sup>th</sup>, 2021

## **Adjournment**

Mr. Silcocks made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:48. Roll call (3-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath  
Planning Board Secretary

