



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

March 4, 2021

Approved

Zoom Meeting #21

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: Bob Benson, Sam Lipton, Jason Talevi, Wayne Robinson, Tobi Laurion, Jim Miller 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

Conceptual Review

Sam Lipman, Power Central Associates, LLC for TM 92-34, Province Lake Road. Proposed Solar project

Mr. Benson owns the land in question along with a 110 acre parcel on Pickpocket Road, a 377+ acres on Leighton Corner Road, Pray Hill Road and Ballards Ridge Road. He would like to put a small solar farm on the 144 acre parcel on Province Lake Road far away from the road so no one sees it. The farm would be about 20 acres. This would be a nice benefit to the town with no negative effects at all. Mr. Lipman has an excellent reputation. He has set these up in Maine. He would not be subdividing this or any other of his parcels. He wants to leave the lands as is. This will not interfere with any wetlands, snowmobile trails etc. Mr. Dube asked if there is anything at all in the panels that is hazardous. Mr. Benson said there is nothing hazardous at all. Mr. DesRoches said he would have to meet all the criteria conditions in order to be granted a Conditional Use Permit. Mr. Lipman said that there is an electricity savings from day one. Mr.

DesRoches asked to see those numbers. Mr. Dube said this is a conceptual review and nothing said here tonight is binding on either party. No one from the audience or zoom had any comments.

Jason Talevi TM 130-012, Arbutus Ave, questions on subdividing

Mr. Talevi said the parcel up for sale is one large 11 acre piece. He and his brother want to split the property evenly. The parcel is located at the end of Arbutus Drive and there is a cul-de-sac there which they would like to shift a little bit to the left, throw in a shared driveway and see if they can access the two pieces of property. Both would have lake frontage. Mr. Talevi said there is no wetlands on the property. Mr. Dube said this is a conceptual review and nothing said here tonight is binding on either party. Mr. Dube said there were conditions when this was subdivided and most of them were met but one big one that is on the recorded plan is that there would be no further subdivisions unless the cul-de-sac was paved. The Board felt just the cul-de-sac not the entire road would need to be paved. When this comes before the Board abutters may say that's the case but the minutes don't say that. Mr. Dube estimates the cul-de-sac to be around 200 feet. Because the blue lot would have no road frontage, they would have to have a zone variance or they would have to bring the road over.

Mr. Dube said it could be a shared driveway but they would need a variance for the road frontage. Mr. Dube said you could also create three lots to eliminate the problem. Mr. Dube opened up the meeting to public comment. Mr. Robinson said he was looking at the plans from 2006 and he doesn't see anywhere that the road would have to be paved. He said the plan also says there would be no more subdividing of more than two lots. Mrs. Laurion asked about the right of way that Nancy Spencer Smith gave the Bancroft's and wondered how anyone else could give a right of way to another person which would be two right of ways to one lot. Mr. Dube doesn't think there is a problem with one right of way to be used for both lots. Mr. Fifield said the second right of way is within the other two lots so it would be another right of way. Mr. Dube suggested that Mr. Talevi read the minutes of 2006 about the legal issues over the right of way. Also reach out to Nancy Spencer Smith.

Board Business

Sign Mylar for Rowan Boundary Line Adjustment Plan, TM 104-10 & 11

The two members present will sign the mylar and the two members on zoom will sign the mylar on Monday.

Approval of previous meeting minutes (February 18th and February 4th.)

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of February 18th. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of February 4th. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield abstain, Silcocks abstain (3-0-2)

Rose Cleveland will be coming in the next meeting for her site plan review.

Correspondence

None

Public comment

None

Set next meeting date.

March 18, 2021

Adjournment

Mr. Silcocks made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:02.

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