



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

April 15, 2021

Approved

Zoom Meeting #24

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair	X			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: Robert and Madelyn Ness, Robert DeColfmacker and Max Gehring from Clearview Community TV

Pledge of Allegiance & Call the meeting to order

Chairman Dube opened the meeting at 7:00 and led those present in the flag salute.

Seat Alternates as necessary

None present

Public Comment

None

Public Hearing

Conditional Use Permit Application submitted by Robert and Madelyn Ness for property they own at 9 Newfield Road, TM22-25. The applicants are seeking approval of a Conditional Use Permit in order to install two free-standing solar arrays.

Mr. Ness told the Board that they had moved here from Wolfeboro and they had an array there and their last eight months in Wolfeboro they paid no electric bill. They will be using the same installation company. Mr. Vinagro said the fees were paid, the abutters have been notified, the notice has run and the application is complete.

There was no public comment.

Mr. Fifield made a motion, seconded by Mr. Silcocks, to accept the application. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

The arrays will be located behind the house. Unless you are looking up you won't see them and they will not impact the neighbors view in any way. Mr. Dube read the seven criteria for a Conditional Use Permit.

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. Fifield, to accept the Conditional Use Permit for TM 22 L25 (Vote 5-0)

Conceptual Review

None

Board Business

Robert DeColfmacker. Application for Planning Board Alternate.

Mr. DeColfmacker moved to Wakefield last July. He is a New Hampshire native. He wants to get involved.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to recommend that the Selectmen appoint Mr. DeColfmacker as an alternate to the Planning Board. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (Vote 5-0)

Board approval of amended Regs for Postage increases

Mr. Vinagro would like to schedule a Public Hearing to change the stated dollar amounts for postal fees and newspaper ads to read actual costs rather than the dollar amount so there will be no need to have to amend this every year when fees rise.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the proposed language and have Mr. Vinagro schedule a Public Hearing. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (Vote 5-0)

Approval of previous meeting minutes April 1st.

Mr. Fifield made a motion, seconded by Mr. Silcocks, to approve the minutes of April 1st. Roll call: Stewart aye, Dube aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Sign Mylar for Silver Hill

Mr. Dube read from the minutes of April 1st:

“Mr. Vinagro noticed that the notes for conditions have not been added. Mr. DesRoches said his recollection is that he had to comply with the conditions in advance of getting the final approval on the lot line adjustment. This was contingent on the road work being done. He met all other conditions and got subdivision approval from the state. Mr. DesRoches and Mr. Vinagro both believe the notes should be on the subdivision plan and the roadway plan as well. The Board feels that he either the road T be completed to meet the fire department conditions and the conditions should be on the plan or he bonds it. Mr. Vinagro believes he’s done all the roadwork except for the T.”

The owner has since put the notes on the plan which Mr. Dube read aloud.

1. Approval is based on specific road improvements shown on the road grading plan. This does not set any precedence for any future subdivisions.
2. State subdivision approval. (which he has)
3. Association documents with approved by the Town attorney. This does not set any precedence. (approved by Mr. Sager)
4. Plans showing new notes for conditions. TM8-L38 will have no beach rights.

The plan shows the turnaround, grading, distances etc. A bond amount must be established before he can get a building permit. Mr. Dube believes he should bond the road rather than just tying it to a building or occupancy permit. No lots will be issued an occupancy permit until the road is fixed. The fire department will have to sign off on this road.

A bond must be in place for the road before a building permit is issued. A bond amount must be established and approved by the Board prior to Mr. Vinagro issuing a building permit.

Mylars will be signed tonight so Mr. Vinagro can issue a building permit for TM8 L31, 32 or 38 after the bond is established. This will require fire department approval and the completion of the road before an occupancy permit can be issued.

Correspondence

None

Public Comment

None

Set next meeting date

May 6th

Adjournment

Mr. Silcocks made a motion, seconded by Mr. Fifield, to adjourn the meeting at 7:51. 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