



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

May 6, 2021

Approved

Zoom Meeting #25

MEMBERS		ALTERNATES		OTHERS	
Tom Dube, Chair	X	Robert DeColfmacker		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: Philip Jennison, Lars Johannessen, Paul Kina, Kerry Fox and Jim Miller 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

Minor Subdivision Plan Application submitted by Paul L. King for property owned by Berit Johannessen Trust, YM147-5, 326 Gage Hill Road. The applicant is seeking approval of a Minor Subdivision Plan Application to subdivide the above mentioned property into two parcels. The applicant is also seeking a waiver for Subdivision Regulations, 4.06 (11) Delineation of Wetlands.

Mr. Kina said the lot with the house would be thirteen acres and lot beyond that would be fifteen acres. The land is flat with pastures. The property is bound by stone walls and the survey is complete with monumented drill holes and rebar in the stone wall. Mr. Vinagro said all fees have been paid, abutters have been notified, the application is complete and the notice has run.

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

Mr. DesRoches asked if there are any wetlands on the property. Mr. Silcocks knows the property and said there is well over five acres of buildable land for each lot.

Mr. Dube opened the Public Hearing at 7:06. No questions or comments.

Mr. Stewart made a motion, seconded by Mr. Fifield, to waive Section 4.06 (11) Delineation of Wetlands. Roll call: Dube aye, Stewart aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)
Mr. Dube closed the Public Hearing at 7:07.

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

The pins have been set and will be noted on the plan. Also, a five Block signature will be on the plan.

Boundary Line Adjustment Plan Application submitted by Kerry M. Fox for property at 772 Brackett Road TM195-38 owned by Jeffery S. and Amanda S. Thacher Trustees, and property at 774 Brackett Road TM195-37 and TM195-8 owned by Philip and Bonnie Jennison Co-Trustees. The applicants are seeking approval of Boundary Line Adjustment Plan Application to consolidate a small portion of land into both of these shoreland lots, 195-37 and 195-83. The applicant is requesting three waivers from the Wakefield Site Plan Review and Subdivision Regulations. 1. Section 4.06 (12) Topography. 2. Section 5.010 Surface Drainage and 3. Section 5.011 Erosion and Sediment Control.

Mr. Fox explained that there are two families involved and three parcels of land. Adding and splitting the third parcel of land gives both lots more frontage. Both lots are non-conforming, preexisting lots. Adding in the third parcel between the two lots makes both lots a little more conforming. There will be no change to the shore frontage.

Mr. Vinagro said all fees have been paid, abutters have been notified, the application is complete and the notice has run.

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

Mr. DesRoches asked about the piece being added to the larger parcel will it now have access to Bracket Road? Will there be an additional driveway and is there a possibility of runoff to the lake? Mr. Silcocks said there is already a driveway on the larger parcel and the road slopes away from the lake and is at least 250' from the lake. There is a driveway easement and it will be listed on the plan. Mr. Dube opened up the Public Hearing at 7:25. Mr. Jennison's owner of one of the properties said he wants to update the existing easement. He explained where the driveway is. Right now, they have a reciprocal driveway easement. Michael Prindle was concerned about the easement plus he wanted to make sure there was no water access. There is no water access. Mr. Dube closed the Public Hearing at 7:30.

Mr. DesRoches made a motion, seconded by Mr. Fifield that the Board waive the Site Plan Regulations Section 4.06 (12) Topography, Section 5.010 Surface Drainage and Section 5.011 Erosion and Sediment Control. Roll call: Dube aye, Stewart aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Mr. Fifield made a motion, seconded by Mr. Silcocks, to approve the plan with an easement noted and recorded on the plan at the gravel driveway to lot 195-36, the Prindle lot, and that metes and bounds are all set and certified by Mr. Fox. Roll call: Dube aye, Stewart aye, DesRoches aye, Fifield aye, Silcocks aye (5-0)

Conceptual Review

None

Board Business

None

Approval of previous meeting minutes April 15th.

Mr. Fifield made a motion, seconded by Mr. Silcocks, to approve the minutes of April 15th.

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

Correspondence

None

Public Comment

None

Mr. Vinagro said he had someone interested in a couple of lots on Perkins Hill Road and he wishes to put a duplex on each lot. One lot is 5.64 acres and the other is 7.99 acres. It is permitted with possible discussion with the Planning Board. It's zoned agricultural. Because the duplex is considered two units do they each require five acres of buildable land? Mr. Stewart said that is correct. There is a possibility of an ADU on one lot if the owner lives in it. Mr. Vinagro questioned that this would be one building with two units does it need that amount of acreage for each lot and would someone be able to get a variance. Mr. Stewart said the zoning says each unit not building and it might be hard to get a variance because they would have to show that this was a unique situation. There was conversation whether this is agriculture or R3. Mr. DesRoches said they would need six buildable acres depending on if it's three acre zoning. Mr. DesRoches said the Board should be looking at R3 and Agricultural zoning. Mr. Dube wondered if the frontage had to be doubled also. A lot line adjustment might work as long as he has enough buildable dry land.

Set next meeting date

May 20th

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