



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

June 3, 2021

Approved

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: Jerry Fox, Susan Hayes, Robert DeColfmacker, William Stephen, Tyler Watson, Jorge ?, Tyler Watson, Art Guadano, Brackett Tucker 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

Public Comment

None

Public Hearing

Major Site Plan Review Application submitted by William D. and Kristin A. Stephen for properties they own on Province Lake Road, TM114-15 & 16. The applicant is seeking approval of a Major Site Plan Review application in order to construct and operate a self-storage facility consisting of four buildings. The applicants received an approval of a Conditional Use Permit by the Planning Board on January 16, 2020.

Mr. Stephen told the Board that originally, he had planned to put up four buildings but a very small seasonal wetland area was discovered and he's now asking for the four buildings, with one being a smaller building. The setbacks have all been met. The lot is pretty flat. They will use an impervious asphalt cover. The only non-impervious area would be the buildings themselves. There is a certified wetlands scientist report with the plan. Mr. Dube would like his stamp to be on the plan. Mr. Vinagro said the application is complete, the fees have been paid, the abutters have been notified and the notice has run.

Mr. DesRoches made a motion, seconded by Mr. Fifield, to accept the application. (Vote 4-0-1)

They are just waiting for a DOT driveway permit. DOT has been out there and saw no issue. By consensus, the Board decided a site walk wasn't necessary for this application nor does the Board want to send this out for review.

Mr. Dube opened the Public Hearing at 7:15. A member of the audience asked what the height of the fencing would be. Mr. Stephen said six feet. The buildings will be green with a white fence on the Scribner Hill Road view. A chain link fence with woven green vinyl will be on the north side. Spruce trees will be planted along the open sides. Mr. DeColfmacker asked about lighting. Mr. Stephen said it will all be LED pointing downward as per zoning regs. Mr. Dube closed the Public Hearing at 7:18.

The spruce trees will be added to the plan. Drainage is in the engineers report. The engineer, Mr. Vinagro and Mr. Dube will be inspecting the asphalt layering process. They will provide an 'as built.' No bonding will be required for this project as long as there is no occupancy prior to completion. Mr. DesRoches asked that the 'as built plan' be on the drawing.

Mr. Fifield made a motion, seconded by Mr. Stewart, to conditionally approve William and Kristen Stephens site plan for a storage facility with the flowing conditions: an as built plan be provided and noted on the final plat, add hemlock trees to the plan and the DOT driveway permit and also a note for the six foot stockage fence. (Vote 5-0)

Conceptual Review

Art Guadano for 92 Allagash Rd. TM178-6, property owned by Colleen and Brackett Tucker: more nearly conforming structure within the R2 Shoreland Zone.

Mr. Guadano said this property is less than an acre. It has a house, garage, small woodshed and a boathouse. There is an existing septic system that will be relocated. They want to replace the current home which is now ten feet from the water. They would like to change the footprint and set the home back twenty feet from the water. This would make it less non-conforming. The current building is 760 sq. ft. and the new building would be two story and 950 sq. ft. They don't want to go any further back because they want to leave the trees. Mr. Guadano asked if they needed to go to the ZBA for a variance because the Zoning Ordinance says the setback from the lake must be 50'. Mr. Dube said this is a conceptual review and anything said by either party tonight is not binding on either party. Mr. Vinagro referred to RSA 483-B:11.

Mr. Stewart said it looks like the structure could be built further back and the question the ZBA would have is this lot unique enough that you have no other option to only go back another ten feet and not go back to meet the fifty foot requirement. His gut reaction is if they want to build it as planned, they should go before the ZBA to argue why the lot is unique. Mr. Silcocks expressed his concern about the road being very narrow and emergency vehicle access restrictions. Mr. Tucker said he is part owner of the road and right now a propane truck can get down the road. Mr. Fifield said there would be less fire potential with new construction. And making the many improvements to the land and water quality, this kind of construction should be encouraged. Mr. Dube said he read the RSA several times and he believes if you are making the structure more conforming there is no need to go to the ZBA for a variance if the shoreland protection permit is approved. The Board continued a discussion on the RSA and about whether

a ZBA variance would be needed. They decided to wait and see if the state grants shoreland approval. Mr. Dube said he and Mr. Vinagro will go over the town ordinances but he is 99% sure they will not have to go to the ZBA.

Tyler Watson for TM92-4003 and 4004. Properties on Perkins Hill Road: Discussion of requirements for duplexes in R-III Zone.

Mr. Vinagro said that Mr. Watson was looking to put a duplex on each of his two lots. The requirement is three acres of buildable land per dwelling. There are considerable wetlands. He would need six acres of buildable land on each lot. Mr. Dube said this is a conceptual review and anything said here tonight is not binding on either party. Mr. Silcocks said the only thing he can see to do is to get a lot line adjustment so that they could have six buildable acres for one duplex and the other lot would need to have a single family home.

One lot is almost seven acres and one is almost six acres. Looking at the plan, it showed that Lot 4 has 4.12 acres of buildable land and lot 5 has 4.66 acres of buildable land. Mr. Watson asked if he could go to the ZBA for a variance. Mr. Stewart said you would have to prove that you have a unique situation and that would be difficult. If they did a lot line adjustment to three acres on one lot and add 1.12 acres to the other lot which would make them short .23 of an acre and they might be able to get a variance for a duplex on that lot and a single on the three acre lot. Mr. Dube questioned what the hardship would be in order to get a variance.

Board Business

St. Johns looking for an inspection and bond release

Mr. Vinagro said they have done some repairs to the storm water management system. Mr. Dube said this will have to wait until it's dry. Right now, the water table is high. The filtration system is sealed off with silt right now.

Sign Thatcher & Jennison Boundary Line Adjustment Plan Mylar

The Board signed the mylar

Approval of previous meeting minutes of May 20th.

Mr. DesRoches made a motion, seconded by Mr. Fifield, to approve the minutes of May 20th. (Vote 4-0-1)

Mr. Stewart read Article 25 B, 1, c and asked Mr. Vinagro to read that and try to figure out what it says and whether the Board should be sticking with a 50 ft. setback unless they get a variance. (B. NON-CONFORMING STRUCTURES AND USES.

c. A non-conforming structure may be expanded provided that any expansion meets the setback requirements as required by the regulations for the district in which the structure is located.)

Mr. Stewart agrees that what the previous party wants to do is much better than what's there now. Mr. Stewart said he could understand if it were a smaller lot without other options but this appears that the structure could go back the fifty feet. The Board continued the discussion.

Set next meeting date

June 17th

Adjournment

Mr. Stewart made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 8:45. (5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary