



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

July 1, 2021

Approved

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

Others present: Mr. Dave Bateman 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

Mr. DeColfmacker sat in for Mr. DesRoches

Public Comment

None

Mr. Dube stepped down from the Board. Mr. Stewart took over as acting Chair.

Public Hearings

Boundary Line Adjustment Plan Application: submitted by Thomas Dube for property he owns under Dube Construction Plus Inc. at 3620 Province Lake Road, TM 45-139 and property owned by David E. Bateman SR at 3618 Province Lake Road, TM 45-138 The applicant is seeking approval of a Boundary Line Adjustment Plan application in order to give TM 45-138, 3618 Province Lake Road .03 acres putting the house further back from the setback.

Mr. Stewart asked Mr. Dube if he would like to proceed with the public hearing with the four members present. Mr. Dube replied that he would. Mr. Vinagro said that the application was complete, the abutters have been notified, fees paid and the notice has run. Mr. Dube said he sold the Batemans the house last year. They have a walk out basement and in order to enter and exit the basement they need more room. Both lots are in an R3 zone and both are conforming. He would like to get a lot line adjustment to add .03 acres to the Bateman lot from his other lot so the Batemans can access their walk out basement. The Bateman lot will go from 3.72 acres to

3.75 and Mr. Dube's adjoining lot will go from 3.30 to 3.27 acres. Mr. Stewart opened the Public Hearing at 7:08. Hearing no comments, he closed the Public Hearing at 7:09.

Mr. Silcocks made a motion, seconded by Mr. Fifield, to approve the lot line adjustment with the condition that the pins appear on the mylar. (Vote 4-0)

Mr. Dube rejoined the Board as Chairman at 7:12.

Board Business

Commercial Condominium Conversions

Mr. Vinagro found the following in the Development Regulations: 4.05 TYPES OF SUBDIVISION APPLICATIONS The following are considered subdivision applications: CONDOMINIUM CONVERSION: The division of an existing or approved building or group of buildings into units owned individually and the common areas and facilities are all owned all the owners on a proportional, undivided basis.

The Board discussed this regulation. Mr. Dube said if anyone wants to do a conversion, they need to come to the Board with a plan that will need to be recorded. Each unit will be assigned individual street addresses. The land would be owned by the developer and the individual units will be owned by the people buying them. They only own inside the walls of the units. The owners can use the units as storage and town would only require a business application. If someone wants to open a storefront that's a whole different set of rules and they would have to come to the Board for approval. It has to be an approved use in that zone.

Approval of previous meeting minutes of June 17, 2021.

Mr. Silcocks made a motion, seconded by Mr. Fifield, to approve the minutes of June 17th. (Vote 4-0-1)

Correspondence

None

Set next meeting date

July 15, 2021 to be held in the Opera House

Adjournment

Mr. Silcocks made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:24. (5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary