



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

September 2, 2021

Approved

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

Others present: Donna Faucette, Relf Fogg, Tom Daniels and Jim Miller from Clearview Community TV. Coleman McDonough via Zoom

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

Full Board present

Public Comment

None

Public Hearings

None

Conceptual Review

None

Board Business

St. Johns Bond Release

Mr. Dube and Mr. Vinagro inspected the property and were satisfied with everything they saw. The drainage worked well.

Mr. Fifield made a motion, seconded by Mr. Silcocks to release the \$16,729 Bond (Vote 5-0)

Sign Mylar for Irving Subdivision

Mr. Vinagro said all the conditions have been met and he has a receipt for the recording fee for the road deed. There is a note on the plan that all metes and bounds have been set. They will report to Mrs. Vinagro about the road work status. Also, the Board waives Section 4.06; 9, 11 and 12. Mr. Dube said the deed references and ties to the plan well and includes Lord and Camp Roads. All members signed the mylar. Ms. Faucette asked when this will be recorded as they want to close on the property tomorrow. Mr. Vinagro will call Ms. Faucette when he records it. The Board expressed their appreciation to Mr. Vinagro for all his hard work and the way he works with and treats people. They hear a lot of praise about him.

McDonough, 49 Crystal Lane. Letter of Credit Approval

Mr. McDonough said he believes he has the punch list done for the Fire Department and the Letter of Credit from Enterprise Bank for \$100,000. The Line of credit is for one year. The money will be released to Mr. McDonough when the project is completed. He said they hope to have the ponds and pavement completed in a couple of months. Attorney Sager reviewed the Letter of Credit.

Public Comment

Mr. Fogg, representing the Conservation Commission, presented plans for Conceptual Review for a parking lot with a privy on Union Meadows conservation property. Mr. Dube said this parking lot off Harmony Drive has been proposed for some time. The driveway was put in and this was always supposed to be the access to this piece of property. Mr. Fogg showed where the proposed privy would be if approved by the Commission. It's still up in the air. This was one approach to answer a concern of a neighbor and it's important to address the neighbors' concerns. This facility does not require state approval. Mr. Fogg said he could get this in writing if wanted. It is basically a holding tank that gets pumped out once a year. Mr. Dube said, so basically the Conservation Commission is asking if we need a public hearing. Mr. Fogg said the money to do this project will come out of the Conservation Commissions undesignated fund balance.

Mr. DesRoches asked who would be responsible to maintain this. Mr. Fogg said he would hope it would be the Commission but he is only speaking for himself not the rest of the Commissioners. Mr. Dube said the parking lot will be at the old logging landing. Mr. Fogg said the NHB is only good until July of next year. The 32 acres is part of three lots that make up about 120 acres. Mr. Fogg said when the townspeople invest money in conservation land, they want people to be able to have a safe place to park their vehicles to use the area. Mr. Fifield said the police could check this area out periodically. Mr. Dube said we stopped people from going into Union Meadows by the railroad tracts and there have been a lot of people pushing to make this happen and he's glad Mr. Fogg is making it happen. Mr. Fogg said the entire commission. Mr. Dube said Mr. Fogg is very capable. Mr. Fogg stressed that this is a team effort.

Mr. Dube said the privy makes sense to him and get something in writing for the state to keep on file and make sure the plan goes to Mr. Vinagro with tax map and lot. Mr. Vinagro suggested a site plan so people can weigh in on this. Mr. Stewart asked if there were any rules to provide a bathroom. Mr. Fogg said no, but this addresses a neighbors concern. Mr. Fifield said this is

basically a park and if you're going to have a park you need facilities. Mr. DesRoches said for the purposes of the Public Hearing a decision by the Commission should be made as far as who will maintain the privy. Mr. Dube said responsibility for the property might be stated in the deed. The Board decided to have a minor site plan, notify the abutters and have a public hearing. Mr. Dube felt this plan with the finished elevation of the gravel is sufficient. He said no perk test is necessary.

Site plan/Subdivision Regulations

Mr. Vinagro explained that the regs are in the black and the additions are in red. These lines were left in the site plans regulations but were overlooked in the subdivision regulations. Mr. Vinagro said that the Planning Board has the right to waive this at any time.

4.05 TYPES OF SUBDIVISION APPLICATIONS

MINOR SUBDIVISION: The division of a lot, tract or parcel of land which would result in three (3) or fewer new building lots and which does not require the installation of any new roads (public or private) or the extension of any municipally owned utilities (sewer and water).

The phasing of a series of minor subdivisions to escape the review requirements of a major subdivision is not permitted.

MAIOR SUBDIVISION: The division of a lot, tract or parcel of land which creates four (4) or more additional building lots or an application which requires the installation of new roads (public or private) or the extension of municipally owned utilities (sewer and water).

Major subdivisions also include the series of successive minor subdivision(s) of the same parcels or remainders thereof that occur within forty-eight (48) months of a prior subdivision and that when combined together would constitute a major subdivision. Such subdivisions shall comply with the applicable current provisions governing a major subdivision.

10.01 DEFINITIONS

Subdivision, Minor: The division of a lot, tract or parcel of land which would result in three (3) or fewer new building lots and which does not require the installation of any new roads (public or private) or the extension of any municipally owned utilities (sewer and water). *The phasing of a series of minor subdivisions to escape the review requirements of a major subdivision is not permitted.*

Subdivision, Major: The division of a lot, tract or parcel of land which creates four (4) or more additional building lots or an application which requires the installation of new roads (public or private) or the extension of municipally owned utilities (sewer and water). *Major subdivisions also include the series of successive minor subdivision(s) of the same parcels or remainders thereof that occur within forty-eight (48) months of a Prior subdivision and that when combined together would constitute a major subdivision. Such subdivisions shall comply with the applicable current provisions governing a major subdivision.*

ARTICLE VI: ROADWAY REGULATIONS

6.1 ROADWAYS-GENERAL Adding #7

7. Subdivision along a Class VI Road, or any private road. shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town's ordinances. The Class VI Road or private road shall meet the "Suggested Minimum Design Standards for Rural Subdivision Streets" as published by NHDOT.

Mr. Vinagro was thanked for working with Strafford to put this all together. The Board decided to schedule a Public Hearing.

Mr. Vinagro said he had received two applications from Summit Energy for two cell towers on two different lots. Each one will require a variance. They requested a meeting with the Planning Board and ZBA on the same night. That has been tentatively scheduled for Thursday, October 21st and Thursday, November 7th. The meeting would start with the Planning Board rejecting the application because they want to put in towers that are 120 ft. high. Anything over 90 ft. requires a variance. Next the ZBA would hear the request for the variance. The ZBA and the Planning Board will do a joint site walk prior to these meetings. Summit will fly a balloon the day of the site walk plus one a week before for the abutters. There are over 180 abutters. One site is by Butler Field and the other is by Perkins Hill Road. Attorney Sager will also be present. The Planning Board's regular meeting will continue after the Public Hearings conclude.

Approval of previous meeting minutes.

Mr. Fifield made a motion, seconded by Mr. Silcocks, to approve the minutes of August 19th. (Vote 4-0-1)

Public Comment

Mr. Vinagro has suggested to people who want to discuss the Airbnb situation that they are welcome to come to a meeting and express their feelings during one of the two Public Comments. Mr. Daniels stated that he has a short term rental he has had for fifteen years that he runs like a business. Mr. Daniels researched what was happening in Conway. They tried to pass regulations and that failed, they tried to ban short term rentals and now there are lawsuits. Unlike Conway where there are hotel rooms that bring in tourists, Wakefield has short term rental that bring in the tourists. Mr. Dube said that Real Estate companies used to offer this service but they no longer do so. Mr. Daniels said most of his renters are the same people year after year. He said you need special insurance and inspections are required. Mr. Dube doesn't see how they can stop people from renting their homes or camps. They have been doing this for years to help pay the taxes. If there is abuse or noise, they can call the police. Most people rent responsibly but there are some that abuse it. The Board doesn't want to penalize those who do it responsibly. It would be impossible to regulate.

CIP

Mr. Dube asked that the CIP meetings be written on the agenda in case any Board members wish to attend. Mr. Stewart said the next CIP meeting will be October 7th and they are planning to present the finished product to the Board on that date. Mr. Stewart will make sure that Mr. Vinagro is informed so he can put the subcommittee on the agenda.

Master Plan

Mr. Dube feels that Masterplans are outdated and the discourage growth. He feels Wakefield's Master Plan isn't bad and that there should be good growth. They should keep the good things and look at the future of Wakefield a little better. We should make the Master Plan a useful tool. Mr. DesRoches said you have to have a Master Plan by law and it has to include certain sections. Mr. DesRoches said there is no inventory of some resources. The Conservation Commission does have an inventory of conserved land and there's no section that deals with that and water

resources in the Master Plan. Mr. Dube believes that the Board can make the plan shorter and easier to utilize. Right now, it is not used. Mr. DesRoches and Mr. Silcocks any other Board members and others in Town.

Set next meeting date

September 16th

Adjournment

Mr. Fifield made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:42. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary