



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

September 16, 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: Linda Hoffer, Sandra Linscott, Relf Fogg, Isa Bauer Cann and Max Gearing 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

Linda Hoffer, a parttime resident on Balch Lake expressed her displeasure and concerns with the storage units and the commercial zoning in Wakefield. She is worried about the lakes and the environment. Mr. Dube said we have good zoning in Wakefield and everything being built meets our zoning laws and the laws were put in place by the voters of Wakefield. Mr. Stewart pointed out the small amount of commercial zones in Wakefield. Mr. Dube stressed that the Board cares about the lakes and environment as much as anyone.

Conceptual Review

Relf Fogg for Paul School SAU buildings, Judy Nason Bridge Project.

Mr. Fogg provided pictures of the culvert to the Board with the design and explanation of the materials that would be used. The culvert will be set on top of footings. It will have safety/hand rails. There may be lights to eliminate the walls. The Superintendent said she would have an engineer look at this if the Planning Board approves this. There is a drainage pond/swale. The exterior will be eight feet wide That would make that area roughly 8x10 ft. impervious. The

Board discussed grade and the amount of water retention/drainage there would be. Mr. Dube asked if the drainage area could be made larger to accommodate the 40 sq. ft. of drainage that they would be losing. Mr. Stewart says it sounds like drainage won't be an issue. Mr. Fogg said there would be seep holes in the walls so water won't freeze within the structure. Mr. Dube does not see the need for pervious pavement across the bridge. Mr. DesRoches asked if the Planning Board needed to approve this for the school. Mr. Dube said he wasn't sure but was glad Mr. Fogg brought a site plan to the Board to get their input. Mr. Vinagro said this will require a building permit but fees can be waived. Mr. Dube, Mr. Vinagro, Mr. Fogg and Mr. Williams will meet and look at the site.

Public Hearings

Conditional Use Permit Application: Submitted by Justin Precourt, Summit Energy Group for property at 273 Long Ridge Rd; TM85 L1 owned by Richard and Sandra Linscott. Free-stand Ground Mount Solar Array.

Mrs. Linscott said that there will be twenty-two panels covering a 40'x12'x13' area and it is ground mounted. It is not visible from the road or neighboring properties. It's approximately 35' from the closest property line. Mr. Vinagro said that the application is complete, fees have been paid, abutters have been notified and the notice has run. He has had no communication from anyone for or against this.

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

Mr. Dube opened the Public Hearing at 7:44.

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. Dube closed the Public Hearing at 7:47

Mr. Fifield made a motion, seconded by Mr. DesRoches, to approve this Conditional Use Permit. (Vote 4-0)

Board Business

Planning Board Alternate Application Stephen Leroux

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve Stephen Leroux as alternate to the Planning Board (Vote 4-0)

Approval of Previous Minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of September 2nd. to the Planning Board (Vote 4-0)

Public Comment

Isa Bauer Cann requested she be able to be involved in the development of bylaws encouraging a camp not on wheels that abides by life safety but not up to the present building code for a camp or home and is smaller than the present 800 sq. ft. She'd like to do the research and help develop something in the zoning where it doesn't have to be on a foundation and will never be turned into a house. Mr. Vinagro said the first thing that would have to be addressed is the 800 sq. ft. minimum and this would require a warrant article or allow an exception for a camp. Mr. Dube suggested she check with other towns to see what they do. He said she is welcome to bring something to the Board and perhaps have a subcommittee to see if the Board is willing to go forward with a warrant article. If not, she can pursue by petition. Mr. Vinagro asked Mrs. Cann how tiny homes stood in the legislature. She wasn't sure.

Set next meeting date

October 7th

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:03. (Vote 4-0)

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary