



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

November 18, 2021

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	Johnny Blackwood Alternate		Victor Vinagro, Building Inspector/Code Enforcement Officer Shoreland Officer	
Dick DesRoches Vice Chairman	✓	Stephen Leroux Alternate		Peter Gosselin, Building Inspector	
Ken Fifield Selectmen's Representative	✓				
David Silcocks, Member	✓			Richard Sager, Town Counsel	✓
Doug Stewart Member	✓			Public Hearing	✓

Others present for the ZBA meeting

ZBA Vice Chairman Don Stewart, Judi DesRoches, Annie Robbins, John Crowell, Stephen Leroux, Dave Silcocks, Mark McRobbie, Madalyn Ness, Robert Ness, Francis Parisi, Jen Libby, Lynn Shull, John Shull, Daniel Yule, Lorri Arias, C. O'Brien, Robert Baxter, George Promise, Thomas Stevens, John Kenney and Max Gehring and from Clearview Community TV.

Pledge of Allegiance & Call the meeting to order

Chairman Dube opened the meeting at 7:11.

Seat Alternates as necessary

Full Board present

Public Hearings

Major Site Plan Application Continuation: submitted by Francis D. Parisi, Vextex Tower Assets, LLC for property owned by Province Line Associates Trust, Adam & Christiane Benzing co-trustees, located on 4870 Province Lake Road, Tax Map 9-113. The Applicant is seeking an approval for a Major Site Plan Application in order to construct a personal Wireless Service facility consisting of a 120' tall monopole tower (126' to top of highest appurtenance.)

Mr. Dube said it is the applicants desire to continue this hearing until December 2nd when both tower sites will be heard.

Mr. Stewart made a motion, seconded by Mr. Silcocks, to continue this Public Hearing until December 2nd. (Vote 5-0)

Mr. Parisi said he had given the two checks for consultant fees to the Chairman. The consultant will be at the next meeting.

Boundary Line Adjustment Plan Application: submitted by Bryan Berling, Land Technical Service Corp., for property owned by Matthew & Gregory Lagan, Tax Map 143 Lot 24, 179 Doc Morrison Road, and Millward Revocable Trust, Joseph & Meredith Millward, Trustees. The applicants are seeking approval of a Boundary Line Adjustment application.

Daniel Yule, standing in for Bryan Berling presented the Board with a Letter of Continuance for the next available meeting date as there have been some changes.

Mr. Dube stated that all fees have been paid, abutters notified, the notice has run and the application is complete.

Mr. Stewart made a motion, seconded by Mr. DesRoches that the Board accept the application. (Vote 5-0)

Mr. Dube opened the Public Hearing at 7:15. There were no comments. He closed the Public Hearing at 7:16.

Mr. Stewart made a motion, seconded by Mr. Silcocks, to continue this Public Hearing until December 2nd. (Vote 5-0)

Minor Subdivision Plan Application – Change of Conditional Approval: Submitted by Bryan Berling, Land Technical Service Corp. for property on Province Lake Road, Tax Map 150-18 owned by Anne & Steven J. Langton. The applicant is seeking to change a condition of approval rendered on Aug. 19, 2021, of a Minor Subdivision Plan Application to subdivide parcel TM 150-18 into 2 lots 5.1 acres and 10.98 acres. The intent is for a residential dwelling on each lot.

Mr. Yule said that both lots are over five acres so they did not have to get state approval for the subdivision but did have to get approval for the driveway. The state said to abandon one so both lots will be sharing an easement. There are no wetlands on either property. Mr. Dube said this is an approved subdivision and Mr. Yule is here to change the conditions of approval, which were two driveways, to one state approved driveway. All abutters have been re-notified, fees paid, the notice has run. The applicant owns both lots.

Mr. Dube opened the Public Hearing at 7:22. There were no comments. He closed the Public Hearing at 7:22.

Mr. Silcocks made a motion, seconded by Mr. Stewart, to approve the request for amendment to the subdivision and conditional approval for Land Tech Corp for TM 150-L18 owned by Anne & Steven J. Langton (Vote 5-0)

The mylar will be signed at the December 2nd meeting after review.

Conditional Use Permit Application: Submitted by Gary & Lisa Lauze for property they own on 16 Wilson Road, TM 116-10. The applicant is seeking an approval of a Conditional Use Permit Application in order to operate a small country store.

Mrs. Lauze operates a small store with products made locally. They also give back to the community. Mr. Lauze explained where the store is located. The store is about 15x24. The store is in a connector between the garage in a 200 year old house.

Mr. Dube opened the Public Hearing at 7:31. Mr. George Promise said since they put a sign up, he's had cars flying down the road in front of his house. They don't realize this is a dead end road and it's dangerous. He has asked the town to put Dead End/No Outlet signs up and there has been no response. Thomas Stevens asked if the Lauze's expanded would they need to come back to the Board. Mr. Dube said yes if they don't meet the same criteria. Mr. Stevens asked if they could come back offering food and staying open seven days a week? He is also concerned with the added traffic. Mr. Dube responded that this comes under Home Business. Mt. Lauze said they have no desire to expand. They do not plan on any food. Mr. Dube said there has been confusion over the designation 'country store' because people may think they can stop in and get a coke or candy bar. Mr. Lauze said the store is open four days a week from 1100-5:00. Priscilla Stevens said she has no problem with this gift shop but when she saw country store she wondered if there would be an expansion. Mr. Promise said the dead end road needs to be addressed with a sign.

Mr. Dube closed the Public Hearing at 7:42.

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. DesRoches made a motion, seconded by Mr. Stewart, that the application meets the conditions and the Planning Board is asking that they officially contact the Town and request a 'No Outlet/Dead End' sign on Wilson Road. (Vote 5-0)

Conceptual Review

None

Board Business

None

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart to approve the minutes (meeting minutes and site walk minutes) of November 4th. (Vote 4-0-1)

Correspondence

None

Public Comment

None

Set next meeting date

December 2, 2021

Adjournment

**Mr. Stewart made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 7:55.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting,

Priscilla Colbath
Planning Board Secretary