



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

January 20, 2022

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	✓			Jen Czysz, SRPC	✓
David Silcocks, Member	✓			Richard Sager, Town Counsel	
Doug Stewart Member	✓			Public Hearing	

Others present

Alternates John Blackwood and Stephen Leroux, James Hayden, James Rines and Max Gehring and Michelle Keating from Clearview Community TV.

Pledge of Allegiance & Call to Order

Chairman Dube called the meeting to order at 7:00 and those present joined him in the flag salute.

Seat Alternates as necessary

Full Board present

Public Comment

None

Public Hearings

Major Site Plan Application continuation, submitted by Francis D. Parisi, Vertex Tower Assets, LLC for property owned by Savannahwood, LLC; located on Province Lake Road, Tax Map 92-34. 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.)

Continued until February 17th

Major Site Plan Application continuation, submitted by Francis D. Parisi, Vertex 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 construction a personal Wireless Service facility consisting of a monopole tower (126' to top of highest appurtenance.)
Continued until February 17th

Minor Subdivision Plan Application and Boundary Line Adjustment: submitted by James F. Rines, of White Mountain Survey, for property owned by White Violet Property LLC (formerly known as) Peregrine Realty LLC, located at 378 Meadow St., Tax Map 183, Lot 61 and Tax Map 180 Lot 32 & 33. The Applicant is seeking approval to adjust the boundary lines of the three existing parcels and to plat a road right-of-way for future access to adjusted lots. Proposed lot sizes are .88-acre, 1.21 acre, and 16.76 acres plus 1.06 acre for Fresian Drive.

Mr. Rines and Mr. Hayden from White Mountain Survey and Engineering which is now a division of Horizons Engineering as of the first of the year. The owners want to convey the post office lot. TM180 L32 goes up Route 16 and the interested buyers don't want all that land. They wish to reconfigure the three lots. TM183 L61 would be reduced TM180 L33 would also be reduced and TM180 L32 would be increased. They wish to get the adjusted lines approved and convey it and continue to use the existing entrance. If TM 183 L61 or TM180 L32 were developed then Fresian Drive would have to be reconfigured and constructed.

The post office parking lot would be redeveloped. They would have to come back for site plan review. A road plan and profile and utility design were prepared to show a road could be built to Town standards. No state subdivision approval would be required. He said we did not delineate all of the wetland and topography on TM180 L32. Ms. Czysz suggested they submit a waiver which he did at this meeting. They are adding to an existing lot and are improving it.

Mr. Rines said the cost of delineating the wetland and doing topography doesn't seem to be commensurate with any benefit for the Boards understanding of the application. The Board reviewed Ms. Czysz's notes. Mr. Dube asked if the old laundromat would be removed right away. Mr. Rines said not right away but it would be the first thing to go if there were any improvements on any of the lots. Mary and Paul Quinn, Violet Properties own the laundromat.

Mr. Stewart asked if there was anything on zoning about road setbacks or can it go right up to the property line. Mr. Dube said we may have it in cluster/conservation zoning, definitely nowhere else. Mr. Stewart asked Mr. Rines if the applicant be willing to have a buffer between the roadway and the house next door? Mr. Rines said there has to be room for drainage. He said the right of way is 50' and the road would be 22'. Mr. DesRoches asked about a requirement of a 50' buffer between Route 16 and the right a way. Ms. Czysz will check this.

Mr. Stewart referenced 5.08.2 in the in the Development Regulations: LANDSCAPE BUFFERS Route 16 Corridor. All development projects along Route 16 shall maintain a minimum of fifty (50) feet of natural vegetative buffer in addition to any easements, unless an alternative landscape plan is approved by the Board. Mr. Rines said crossing easements would be temporary until Fresian Drive was constructed. They have a buyer who wants to buy the Post Office lot so

they would sell that lot with an easement to use the existing road. When either of the other two lots were developed the temporary easements would end. The Board had a discussion on the proposed road configuration and buffer. Mr. Stewart feels there should be some compromise where the road is moved further from Route 16 so there is some level of buffer. Mr. Rines said he doesn't disagree. There is no access available to the properties off Route 16. Mrs. Dube said there is a natural buffer there and they could ask for a waiver depending what the build on that smaller lot.

Mr. Dube said on TM180 L33 there should be a road drainage easement for stormwater drainage. He suggested the angular piece that will never be used for anything and one on the left. Also, the buffer should be shown on the plan for TM183 L61. He'd rather see no buffer along Route 16 because there is a natural buffer there and maybe move the proposed road over twenty feet. That would give thirty five feet of buffer from Route 16.

Mr. Stewart made a motion, seconded by Mr. Silcocks, to approve the application. Roll call: Stewart aye, DesRoches aye, Silcocks aye, Fifield aye, Dube aye (Vote 5-0)

Mr. Dube opened the Public Hearing at 7:38. There being no comment he closed the Public Hearing at 7:38.

Mr. Dube asked the engineer his thoughts on the three items he had suggested. Mr. Rines said they would go back to the owner who will talk to his buyer. We'll show some mockups of the suggested changes and will come back in a month. Mr. DesRoches said we are want to work with the owner to make this third lot usable. There was a consensus by the Board that agreed with Mr. Dube's changes.

1. Easement on TM180 L33 for future drainage of Fresian Drive if necessary.
2. Show a 50' buffer on TM183 L61 and possibly add 10-20' of buffer on the Right of Way for Fresian Drive where it meets Route 16 property Right of Way.

Ms. Czysz suggested the following:

1. NHDOT approval of the proposed right-of-way
2. Letter of approval from the Board of Selectmen for sewer service. Letter of approval from the Sanbornville Water Precinct for water service
3. A large portion of the lot is in the flood plain. Make sure stormwater management is in compliance.

Mr. Rines said the hydrant Ms. Czysz had in her notes is on the plan. Mr. Dube feels this is a good use of this land knowing what tried to go on that corner in the past. Getting the driveway further away from the street lights is a better plan. Mr. Rines said his experience with Dunkin Donuts thirty years ago convinced him to have the driveway as far from the intersection as possible.

Mr. Rines went to make a call to his client about the day for the continuance and Mr. Dube moved on to minutes. Ms. Czysz said Board members can vote on minutes whether they were there or not as long as they've read them. Mr. Rines couldn't reach his client so he asked to continue the Public Hearing until February 17th.

Mr. DesRoches made a motion, seconded by Mr. Stewart, to continue this Public Hearing until February 17th. Roll call: Stewart aye, DesRoches aye, Silcocks aye, Fifield aye, Dube aye (Vote 5-0)

Board Business

Approval of previous meeting minutes

Mr. Fifield made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 8:15. Roll call: DesRoches aye, Stewart aye, Silcocks aye, Fifield aye, Dube aye (Vote 5-0)

Approval of Minutes

There was a discussion about whether the minutes should note that Mr. DesRoches is a member of the Board but not a voting member for this meeting.

Mr. Stewart made a motion, seconded by Mr. Silcocks, to approve the corrected minutes of January 6th. Roll call: Stewart aye, DesRoches aye, Silcocks aye, Fifield aye, Dube aye (Vote 5-0)

Mrs. Colbath will change the minutes under others present as follows: Via Zoom: Dick DesRoches present but not a voting member at this meeting

Correspondence

Public comment

Set next meeting date

The next meeting will be February 3, 2022. Both Mr. Dube and Mr. Stewart will be away but can zoom in for the meeting. There is nothing on the agenda yet. They don't feel there will be a problem having three members physically present.

Ms. Czysz suggested looking at their bylaws. The Board had a discussion about remote attendance. Mr. DesRoches asked about the consultant that was hired for the Vertex matter. Mr. Dube said he's still awaiting information from Vertex. He will be at that meeting on the 17th.

Adjourn

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to adjourn the meeting at 8:08. Roll call: DesRoches aye, Stewart aye, Silcocks aye, Fifield aye, Dube aye (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary