



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

February 17, 2022

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman	✓	Johnny Blackwood (Sat in for Leroux)	✓	Victor Vinagro, Building Inspector/Code Enforcement Officer Shoreland Officer	
Dick DesRoches Vice Chairman	✓	Stephen Leroux	✓	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

John Kenney, 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

Mr. Leroux was seated for Mr. Silcocks

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.)

This Public Hearing has been continued until March 17, 2022

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 construct a personal Wireless Service facility consisting of a 120' tall monopole tower (126' to top of highest appurtenance.)
This Public Hearing has been continued until March 17, 2022

Minor Subdivision Plan Application and Boundary Line Adjustment, with amended plan & request for waiver submitted by James F. Rines,
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.
construction a personal Wireless Service facility consisting of a monopole tower (126' to top of highest appurtenance.)

This Public Hearing has been continued until March 3, 2022

Board Business

Correspondence /Informal Discussion

Possible lot consolidation, Bona properties, Towle Farm Road

Mr. Dube said the applicant was looking to do a lot merger of her five properties. This would eliminate having five tax bills. She has a main house and four cabins on the lots. If she was able to combine the total lot size would be a 2.41 acres. The main house sits on two different lots. Same with one of the cabins. Mr. Stewart looked at the Wakefield's zoning and there wasn't anything with the word merger.

Ms. Czysz said in order to merge you still have to be compliant. Changing the configuration, they should become more nearly conforming. She said there are acreage requirements for each unit that she doesn't think the applicant would be able to meet. Mr. Dube will take pictures of the plan and send them to Mr. Sagar. Mr. Dube will relay to the applicant that they can't do a voluntary lot merger because her lot would be less conforming. He would suggest that she consult an attorney. She may want to do some lot line adjustments. Mr. DesRoches said the answer is there is no good answer. She could remove three of the unit's and have one detached ADU.

Approval of previous meeting minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the meeting minutes of December 2, 2021.

Mr. Leroux stepped down and Mr. Blackwood was seated for him. **Roll call: DesRoches aye, Stewart aye, Blackwood aye, Dube aye (Vote 4-0)**

Mr. Stewart made a motion, seconded by Mr. DesRoches, to approve the meeting minutes of January 20, 2022. Roll call: Stewart aye, DesRoches aye, Blackwood abstains, Dube aye (Vote 3-0-1)

Mr. Leroux asked for an update for the consultant. Mr. Dube said he was going to be present tonight via zoom. He has not been contacted by the applicant and he definitely needs the information. Mr. Dube said he would have Mrs. Mulkern call both parties to get in touch with one another and make this happen prior to March 17th.

Mr. DesRoches will not be at the next meeting and can not zoom in. Mr. Dube will not be at the next meeting but can zoom in. Mr. Stewart, Mr. Hewins and Mr. Blackwood can all be in attendance. If Mr. Fifield can not be at the meeting the Selectmen can send an alternate.

Distribution of copies of new edition, “New Hampshire Planning and Land Use Regulation, 2021-2022, NH Office of Planning and Development” guide
Mr. Dube handed out copies.

Public comment

Set next meeting date

March 3, 2022

Adjourn

**Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 7:40.
Roll call: DesRoches aye, Stewart aye, Blackwood aye, Dube aye (Vote 4-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary