



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

June 2, 2022

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman (via Zoom)	✓	Johnny Blackwood		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 via zoom	
David Silcocks, Member	✓			Richard Sager, Town Counsel	
Doug Stewart Member	✓			Public Hearing	

Others present

Benjamin Gardner, Michelle Gardner, Packy Campbell, Reid Merrill and son and Michelle Keating from Clearview Community TV.

Zoom: Bob Benson, Martha Davidson, Ansh Singh

Pledge of Allegiance & Call to Order

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

Seat Alternates

Full Board

Public Comment

None

Public Hearings

Minor Subdivision Plan Application and Boundary Line Adjustment, with amended plan & request for waiver: submitted by James F. Rines, of White Mountain Survey & Engineering, Inc., a Division of Horizons Engineering, Inc., 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.

Public Hearing was previously continued until June 16th by the Planning Board.

Conditional Use Permit

Submitted by Packy Campbell, Bright Spot Solar, 67 Route 11, Farmington, NH 03835, for property owned by Benjamin & Michelle Gardner, TM 018-008, 349 Pick Pocket Road, East Wakefield, NH. The applicant is seeking approval of a Conditional Use Permit to install a ground mounted solar electric array, with 24 panels. The proposed structure will be 26 feet, 9 inches by 20 feet wide, with an overall height of 25 feet, 6 inches. If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered. A copy of the application is posted on the Town website and is available for public review during regular Land Use Department office hours.

Mr. Gardner explained his plan to put a solar array in the middle of his property. Mr. Vinagro said the application is complete, the fees have been paid, the abutters have been notified and the notice has run.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, to accept the application. (Vote 5-0)

Mr. DesRoches asked how much land will be cleared to accommodate the array? Mr. Gardner said about a quarter of an acre. The trees along the property line will be left alone. He will be 60' from one neighbor and 102' from the one on the other side.

Mr. Dube opened up the public hearing at 7:07. No questions or comments.

Mr. Dube closed the public hearing at 7:08.

7 Criteria

1. The proposed use(s) shall be only those allowed in this Ordinance by Conditional Use Permit;
Mr. Fifield made a motion, seconded by Mr. Silcocks in favor of Criteria 1. (5-0)

2. The proposed use(s) is/are consistent with the adopted Master Plan;
Mr. Fifield made a motion, seconded by Mr. Silcocks in favor of Criteria 2. (5-0)

3. The specific site is in an appropriate location and of adequate size for the use;
Mr. DesRoches asked about adding a condition that a twenty foot buffer stay undisturbed. After some discussion about the size, length width of the buffer it was decided no condition would be attached.

Mr. Fifield made a motion, seconded by Mr. Silcocks in favor of Criteria 3. (5-0)

4. The use, as developed, will not adversely affect the character of the area in which the proposed use will be located;

Mr. Stewart said if there were neighbors here tonight with concerns, he'd be more inclined to listen to adding a buffer. Mr. Fifield said we need to look at all of these individually.

Mr. Silcocks made a motion, seconded by Mr. Fifield in favor of Criteria 4. (4-1)

5. There will be no nuisance or serious hazard to vehicles or pedestrians;
Mr. Silcocks made a motion, seconded by Mr. Fifield in favor of Criteria 5. (5-0)

6. The use will not place excessive or undue burden on Town services and facilities;
Mr. DesRoches made a motion, seconded by Mr. Fifield in favor of Criteria 6. (5-0)

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.

Mr. Silcocks made a motion, seconded by Mr. DesRoches in favor of Criteria 7. (5-0)

Mr. Dube told Mr. Gardner that his Conditional Use Permit is approved

Conceptual Review

Quaint Camping LLC – Glamping proposal. Savannahwood LLC TM 17-2; Pick Pocket Road. Potential lessee Ansh Singh, Director of Business Development, Neevan LLC/Desired Lodging Solutions,

Mr. Singh appeared on Zoom. He shared his screen and introduced himself. He showed pictures of the dome structures which will be semi-permanent. The units are self-contained with water and bathroom facilities. He said they are ADU's. He said the target customer for this Glamping resort is ages 25-65. He read his wish list, items that he hopes to include in the Glamping Resort. Mr. Vinagro said this would be listed under Recreational Campground and would be allowed on that lot with a Conditional Use Permit. He would have to get state approval for the campground. Mr. Vinagro said they would have to know how they were going to address septic etc. Mr. Singh said there will be a septic tank and well for each dome. They will also have a kitchen area and electricity. He plans to heat them with wood stoves. He will have to check on heating so pipes won't freeze as they will be used year round.

Mr. Dube stated that this is a Conceptual Review and nothing said here is binding on either party. Mr. Silcocks asked if he knew what the snow load was for these domes. In Wakefield it's 95 pounds and a 115 miles wind shear factor. Mr. Singh said these structures are from the UK where they get a lot of snow as well. Mr. Singh said the domes are 300 square feet and 400 to 450 square feet. Mr. Stewart said the town and state has a maximum of 400 square feet for a camping cabin. Mr. Dube said what you want to do falls under Article 13, Recreational Campground and Camping Parks. He said that there is an explanation under Article 13. Mr. Singh would have to have someone lay this all out and meet the parameters in the article. Mr. Dube told Mr. Singh that the regulations in New Hampshire for a community water system are very strict. He will also need a licensed surveyor.

There was a lengthy discussion about access for emergency vehicles and life safety. Emergency vehicles would have to be able to get to the structures in case of an emergency. Ms. Davidson said there is a main parking lot then everyone goes up their own pathway to their huts. The furthest hut away from the parking lot will be about 1000ft. Mr. Silcocks said it's not just the distance but that area is extremely steep. Mr. Fifield asked why he couldn't design this so that there is a road and the Domes clustered around? Mr. Singh said he really wanted to keep the rural character of the landscape. The climbing path is currently an ATV trail and if he expanded it would be either cutting into the mountain or cutting the trees and that would ruin the rural character of the landscape and it wouldn't be very attractive. He will talk to the site planner.

Ms. Davidson suggested a fire road that went behind the domes. It would have to be approved by the fire department taking into account the large slope. Mr. Dube said the campground regs don't say you have to have a road. But our fire department may require a road. Mr. DesRoches said this requires a conditional use permit and the permit has seven requirements that have to be met. This is where the police and fire chiefs would come in for health and safety requirements. He said these are permanent structures as opposed to hiking into the mountains and pitching a tent. Mr. Vinagro asked Mr. Singh If these structures meet the building codes? Mr. Singh does not know. Mr. Singh said the materials used in the domes do not catch fire. Mr. Silcocks pointed out that the contents would. Mr. Dube said these domes may be accessible by ATV or snowmobile. Mr. Vinagro said this would need building permits and inspections like any other structure. Mr. Dube suggested that Mr. Singh contact the state, camping associations and your engineer to get some

questions answered. We do agree that on your site you can have a campground. Mr. DesRoches told Mr. Singh that Article 13 of the Zoning Ordinance is Recreational Campground and there is a list of requirements that must be met. Article 29 is Conditional Use Permit which also lists requirements you need to meet. Also, you must meet the Building Code requirements. Mr. Vinagro told Mr. Singh that he would have to talk with DES, IRC, NHDOA. Also, the NH Campground Owners Association. Mr. Dube said his would have to meet the major site plan review criteria.

Mr. Benson said he was impressed with the Board, knowing that most are volunteers. He said they were a very helpful group and thanked them for their time. Mr. Dube thanked Mr. Benson for his appreciation.

Conceptual Review

Merrill – TM 31-28 & 34-99, Province Lake Road, Reid Merrill inquiring about blueberry farming/pick your own, with barn/office.

Mr. Merrill said he had 53 acres and would like to plant about two acres of organic or no spray blueberries. He and his son would be doing all the work. Mr. Dibe said this is a conceptual review and nothing said tonight is binding on either party. He explained the soils on the property ideal for blueberry growing. He plans to retire on the property so eventually he will have a house built. He'd like to get a barn, well and septic on the property.

He asked if he could build a barn with an office in it or does he have to build a house first to meet the residential requirement? Mr. Vinagro said agricultural/commercial would be allowed on this property with a Conditional Use Permit. Mr. Merrill asked about a software business to be housed in the office in the barn. Mr. Vinagro said that the only thing that would apply would be Home Enterprise or home office and he would have to live there. Mr. Stewart said there was a possibility of getting a variance to have an office in the barn prior to building a home. The variance process was explained to Mr. Merrill Mr. Merrill said he could take the software office off the table.

Approval of previous meeting minutes

**Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the minutes of May 19th .
(Vote 3-0-2)**

Board Business

Virginia Lane Realty Trust Subdivision – signing of Mylar

The Board signed the mylar

Correspondence

None

Public comment

None

Set next meeting date

June 16, 2022

Adjourn

Mr. Stewart made a motion, seconded by Mr. Fifield, to adjourn the meeting at 9:15. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary