



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

June 16, 2022

Approved

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

Others present

Alternate Stephen Leroux

Michelle Keating from Clearview Community TV.

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

Approval of previous meeting minutes

Mr. Stewart made a motion, seconded by Mr. Fifield, to approve the minutes of June 2, 2022. (Vote 4-0)

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.

Mr. Dube said that No decision was rendered and they will have to notice, pay fees and notify abutters when ready to continue.

Mr. Silcocks made a motion, seconded by Mr. Fifield, to approve the request to withdraw the application without prejudice, on behalf of Jim Rines for Tax Map183, Lot 61 and Tax Map 180 Lot 32 & 33. (Vote 5-0)

Board Business

Code Enforcement Update: Union Meadows Parking Lot Project

Mr. Vinagro said he had inspected the project yesterday and that Mr. Fogg had completed phase one; cleared the parking lot, fixed the road and replaced the culvert and he's starting to clear for the restroom. He showed pictures to Board members.

Baker Subdivision Revision, TM121-4, 120 Wilson Road

This was already approved but there was a conflict on one area on the plan. Kerry Fox had done the original boundary line adjustment and Ted Wright missed it when he drew up the plan. This means the lot went from 5.06 acres to 5.37 acres. Mr. Vinagro said that Mr. Wright is submitting the corrected plan to the Board to bring it to your attention before you sign the mylar.

Mr. DesRoches made a motion, seconded by Mr. Silcocks, that we accept the adjusted plan showing the correct boundary line on TM121-4, 120 Wilson Road. There are no substantive changes to the Boards prior approval. (Vote 5-0)

Election of Officers

Mr. DesRoches made a motion, seconded by Mr. Fifield, that Tom Dube be Chair and Doug Stewart be Vice Chair. (Vote 5-0)

Correspondence

None

Public comment

None

Set next meeting date

July 7, 2022

Adjourn

Mr. Silcocks made a motion, seconded by Mr. Dube, to adjourn the meeting at 7:10. (Vote 5-0)

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary