



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
LAND USE DEPARTMENT

2 HIGH STREET  
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MINUTES OF THE PLANNING BOARD MEETING  
19 July 2018

Approved: 8/2/18  
Draft: 07/22/2018

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Member	X			Victor Vinagro, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Chair	X	John Blackwood			
Vinton Wallace, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member				Richard Sager, Town Counsel	
Dick DesRoches, Vice Chair	X				

Also Present: Jon Samuelson, Richard Greene, Chuck Braxton, Mark Tellter (sp?), Jaimie Harris, Kyle Robbins, Ron Leland, Sara Willwerth, Dennis Badman, Shirley MacCormack, Neil Rowe, John Robleski, Lorie Dunne, Mark Hempton, Peter Dinger (sp?), Melanie Buell, Jan (illegible), Bill Brady, Damaris Rohsenow, Norm Duaziuk, Jean Greene, Mary Melanson, Raymond Francisco, Nate Maho, Terese Harrington and Edward Melanson.

- A. Pledge of Allegiance & Call the meeting to order  
T Dube called the meeting to order following the pledge of allegiance.
- B. Seat Alternates  
None available to seat
- C. Public Hearings/Comment  
No Public Comment

●**Conditional Use Permit Application:** submitted by Granite State Solar for the property owned by Kyle Robbins and Sheena Donohue @ 789 Witchtrot Road, Sanbornville, NH, 03872, Tax Map 159-Lot 3. The applicants are requesting an approval of a Conditional Use Permit application to allow an installation of a ground mounted solar tracker with 24 LG 330W Panels.

Kyle spoke to the board about the solar panel system. Stating it would not be visible to the neighbors or street, with the exception of partial visibility during the middle of

winter. The board reviewed the application. Abutters have been notified, fees have been paid.

**Motion: to accept the application**

**Made by: D DesRoches**

**Seconded by: D Stewart**

**Discussion: None**

**Vote: 4-0-0**

The solar panels will be 500-600 feet from the road, they will be placed behind the house, the land is already clear for the installation.

There was no public comment, the Chair closed the public portion of the meeting.

The board reviewed each criteria on the application.

**Motion: to approve the conditional use permit because it meets the 7 criteria**

**Made by: D DesRoches**

**Seconded by: V Wallace**

**Discussion: None**

**Vote: 4-0-0**

• **Major Site Plan & Conditional Use Permit Applications:** submitted by Melanie Buell for property owned by Savannawood, LLC, on Bonneyman Road, Tax Map 8 – Lots 34 & 40. The applicants are requesting approval of a Major Site Plan application and Conditional Use Permit to construct a Facility for rental of non-motorized boats on Province Lake. An office with parking area is to be constructed on the lot area of land across the street from the lake. The shoreland portion of the lot will have a dock with tie ups for non-motorized boats and a small storage shed. The building is to have living space on the upper floor and sales of non-motorized boats on the lower floor.

Melanie and Tom Varney (engineer) approached the board with plans, the plans were displayed for the public to view. Tom spoke about the property and proposed business. The driveway will be off of Silver Hill Drive, there will be 11 parking spaces and there will be a septic system installed. There will be a seasonal dock on the lakefront lot for the non-motorized boats, renters will cross the road from the rental office to the lakefront lot where the rentals will be stored. There will be a sign on Bonnyman Road at the crossing. Paperwork for shoreland permits are to be submitted to DES for approval. He produced tax maps and surveys for the lots, as well as pictures. The lot is currently vacant. Tom reviewed the map and placement of where the building will be, as well as the parking lot, and the amount of trees that will remain on the lot. In the plans, Tom showed the board how there will be catch basins for water and retaining walls as well.

Melanie spoke about the business itself, she stated it would be non-motorized boats, kayaks, paddleboats, stand up paddleboards, bikes, etc. There will be no jetskis. 25 rental units is what she is proposing, with operating hours 6-6. The rental building will look just like a residential home.

All abutters have been notified, all fees have been paid, etc.

**Motion: to accept the application**

**Made by: D DesRoches**

**Seconded by: D Stewart**

**Discussion: None**

**Vote: 4-0-0**

T Dube asked if the parking lot was hard top, the owner stated no not at this time. D DesRoches asked the square footage of the building, and how much is office space. It is a 1200 square foot building, 30x40 with the living space being on the second floor. It was asked if Melanie had plans of living on the property. She stated not yet, as she still resides in Nottingham, but possibly in the future. The board discussed what category this business would fall under. Melanie stated she is asking the conditional use permit to be under Marina, D DesRoches read the description of the Marina category aloud to the public. It was suggested it may fit under boat marine craft dealer, as one requires it to be a home enterprise, one does not. D DesRoches also brought up concerns of a potential a basin (??) He asked about non-renters using the dock. Melanie stated she is not a launching facility for any other boats other than her. The rentals will only be used on Province Lake.

D DesRoches asked about sanitary areas. There will be bathrooms at the office, as well as porta-potties down at the shed area.

V Wallace asked the lot size which the office will be built on, 1.75 acres. The shoreland piece is 50x280', with the shed being in the righthand corner of the lot. D DesRoches expressed concerns with porta-potties being so close to the shore. Melanie stated they are not a must have, she was planning on them for convenience sake for renters. D DesRoches asked V Vinagro if that was allowed in terms of the State Shoreland Permit, V Vinagro did not know. D DesRoches also asked V Vinagro about the shed, it was determined that an accessory structure set back is 20'.

The Board opened up the public comment for the Conditional Use Permit.

Neil Rowe of 131 Bonnyman Road spoke, he had questions of the excavation and material removal for the office lot, where will it be disposed of. Tom explained that most material will be used within the lot, but where the remaining material goes is up to the local contractor. Neil asked the Board to read the letter he sent in, and he has some amendments to the letter. Neil Rowe read the letter aloud, the letter expressed concerns with the road conditions, the foot traffic, and speeds of vehicles. He spoke

against the business, due to the original layout of Bonnyman road not being equipped to handle extra traffic. Neil then spoke about the amount of lots on Bonnyman Road, a total of 225 lots the Bonnyman Road services. His main concern is the condition of the road and the high level of activity

John Samuelson of 57 Sunset Road, president of Province Lake Association spoke about Province Lake being impaired, and is on the 303D list. He spoke about the lot being illegally cleared, and that there are repercussions due to the run off. He spoke about loss of vegetation and more erosion that will take place if the business is allowed.

Damaris Rohsenow of 625 Bonnyman Road spoke that a business will decrease property value, and she had concerns about the parking lot, creating basins and erosion.

Richard Greene, abutter spoke, stating the road is a private road (Silver Hill Drive), with only 7 lots on it and it is part of an association. The association voted to keep the road open on both ends, even though the road owner wanted to close one end of the road. He also spoke about his concerns with porta-potties on the beach and the sanity of them. He also spoke about safety concerns of the business.

Ed Melanson of 28 Silver Hill Drive spoke, he wanted to reiterate what Richard just stated as he is against the business.

Raymond Francisco of 36 (inaudible) had questions about the parking lot, asked if the plan in the future is to pave it. Melanie answered she is not planning on paving. He expressed concerns about the erosion, and the grade of the land going down into the parking lot, possibility of basins etc. He also added that it is on a side road, and does not agree with the business or location.

Norm Duaziuk of 625 Bonnyman Road spoke about his concerns of the liability of the business. Being on a side road, with majority of the road being residential. He does not see there is any draw for the area. He also had concerns of the business going under, then becoming abandoned. He added the potential of side of the road parking is a safety concern.

Chuck Braxton spoke about the property and the historical aspect of the property. He spoke about the subdivision, and how currently there is a right of way which has access to both lots in question, he wanted to clarify since there were safety concerns about getting emergency vehicles into the business. He also stated that Silver Hill Drive does not control that part of the road.

There was a question asked from the audience that if this business is allowed, does it open up other opportunities for retail businesses on the road. T Dube stated other businesses would be allowed by conditional use.

Handicapped parking was questioned, yes there will be handicapped parking.

T Dube closed the public comment portion of the meeting

The board agreed that a site walk should be completed before going any further into the conditional use permit.

D DesRoches asked about the outlets on the plans, and drainage design for the property, specifically the intensity. The engineer stated it is 6 inches over a 24 hour period of time, D DesRoches expressed concern about flash storms, and how the design of the drainage will hold up to those. He is requesting additional information regarding the drainage for when the board reconvenes on the conditional use permit.

There was further discussion among board members about the drainage. Melanie added that if the business were to go under, the building will be built to look just like a residential home, and the parking lot can be turned into a garage area, and that the size of the buildings in comparison to the lot size, is quite small.

T Dube asked if Melanie or Tom could stake off the corners of the proposed driveway for a site walk. They confirmed that could be done. T Dube also requested Tom have additional information as requested above for the site walk.

The board requested a site walk be done, and Melanie agreed. It would be scheduled before the next meeting, August 2<sup>nd</sup> 2018 starting at 6:00PM.

Multiple people from the audience expressed further concerns. T Dube stated they could bring those concerns up at the next meeting.

**Motion: to continue the public hearing until August 2, 2018**

**Made by: D Stewart**

**Seconded by: V Wallace**

**Discussion: None**

**Vote: No vote taken**

D. Conceptual Review  
None

E. Board Business:  
D Stewart updated the board with the CIP, they had a future meeting for August 2, 2018 but they will reschedule due to the sitewalk. The CIP decided that there will be separate meetings/ working sessions with department heads to help with the 5 year plans for each department. T Dube suggested having Mike Garrapy help with updating the CIP spreadsheet as he's done it in the past.

D DesRoches added that in the last CIP meeting, it was expressed by Denny Miller that they are not equipped to do the CIP for the school. It was directed by Denny that the Selectman, Planning Board and School Board all meet together. D Stewart asked what the next steps should be regarding the School Board. T Dube believes the School Board has a five year plan on file. It was decided that D Stewart will reach out to the School Board. There was discussion about the CIP letter being sent to department heads from the Selectman/Planning Board, rather than from the Town Administrator, which is what was done in the past. The board agreed that V Wallace will discuss the letter with the Selectmen at the next meeting.

T Dube brought up Donna Martin's Alternate position on the Planning Board. He stated she was appointed as an alternate on the board, but she has not been able to be sworn in because there is no paperwork with the Town Clerk to do so. V Vinagro will be following up with that matter. It was brought up that Donna's appointment may be needed to be approved by the Selectboard before she can be sworn in. Again. V Vinagro will check on the process of it.

F. Approval of previous meeting minutes: July 5, 2018

**Motion: to approve July 5th minutes**

**Made by: D DesRoches**

**Seconded by: D Stewart**

**Discussion: None**

**Vote: 3-0-1**

G. Correspondence

None

H. Public Comment

None

I. Set Next Meeting Date: August 2, 2018

J. Adjournment

**Motion: to adjourn**

**Made by: D Stewart**

**Seconded by: V Wallace**

**Discussion: None**

**Vote: 4-0-0**

The meeting adjourned at approximately 8:20PM

Respectfully Submitted, *Jeanne Paul*