



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Planning Board Minutes

August 4, 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	✓				
David Silcocks, Member				Town Counsel	
Dick DesRoches, Member	✓			Public Hearing	

Others present

Jen Czysz, Kerry Fox, Tom Daniels and Michelle Keating from Clearview Community TV.

Pledge of Allegiance & Call to Order

Mr. Stewart called the meeting to order at 7:30 and those present joined him in the flag salute.

Seat Alternates

Mr. Blackwood was seated for Mr. Dube

Public Comment

None

Public Hearings

None

Conceptual Review

Kerry Fox, Fox Survey Co., re: Rowan, 166 & 196 Jamie Drive, TM 104-010 & 011, Revised Boundary Line Adjustment Plan

Mr. Stewart said Mr. Fox was here to talk about a proposal for a previously approved subdivision. Mr. Fox said he was going over different plans and deeds for a lot in Stoneham Colony when he discovered there was an issue. This subdivision was done in two phases one in June of 1987 and the other in October of 1987. The concern was lot number 6 and lot number 4. He asked if they could get the lot line adjustment signed off by the Planning Board even though there are two previous plans. The only issue is road frontage. Paperwork supports the later

subdivision. A new deed should have been done with that change when the boundary line was adjusted between June and October. Mr. Fifield said that the one that is the latest on record should supersede the previous one. The deeds should be updated to reflect the later subdivision approved plan. Mr. Fifield suggested correcting the lot lines on the deed. Mr. Fox said somewhere the ball got dropped and Mr. Fifield replied that Mr. Fox would be correcting this.

Board Business

2023 Capital Improvement Plan

Mr. Daniels said he had spoken to Mary Collins and Relf Fogg and they are both willing to serve once again on this subcommittee. Mr. Stewart said others interested may also join this committee. Reach out to Mr. Stewart or the Board.

Mr. Fifield made a motion, seconded by Mr. Blackwood, to continue with the same subcommittee as last year to do the CIP Plan. (Vote 3-0).

Mr. Fifield said this is a very useful tool and the Selectmen are trying to follow the plan as close as they can. Mr. Daniels reached out to Mr. Scala last week and scheduling is being done.

Approval of previous meeting minutes

None

Correspondence

AWWA – Reconstruction of Bonnyman Road

The Board discussed the letter from AWWA and will assure them that all laws will be followed. It is part of Mr. Vinagro's job to make sure that the list from the state is followed.

SRPC – 2022-2023 Local Source Water Protection Project

Ms. Czysz told the Board that DES informed the SRPC that there were several communities that had some outdated Groundwater Protection Ordinances. A priority of DES was to work with those communities to make the technical corrections that were needed to make sure those ordinances were enforceable. Autumn sent Mr. Vinagro a list of technical corrections Wakefield need to make. She said SRPC has grant funds to make those technical corrections and are offering their service to Wakefield free of charge to do some of the updates. She hopes to have this completed for budget season for zoning amendments. She read a list of items that should be looked at.

Mr. Fifield made a motion, seconded by Mr. Blackwood, to accept the SRPC's offer for help with rewriting our Groundwater Protection Ordinances. (3-0)

Public comment

None

Set next meeting date

August 18, 2022

Mr. Vinagro said this meeting will have three public hearings, a minor subdivision, Conditional Use Permit for an ADU, Conceptual Review for a used car dealership and a campground expansion. The Vertex rehearing is scheduled tentatively for September 1st. He's waiting for fees to be paid and the labels for the abutters. He gave Vertex the cutoff of August 10th or 11th.

Adjourn

**Mr. Fifield made a motion, seconded by Mr. Blackwood, to adjourn the meeting at 8:00.
(Vote 3-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary