



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

November 17, 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 (via Zoom)					
David Silcocks, Member	✓			Steven Whitley, Town Counsel	
Dick DesRoches, Member	✓			Public Hearing	

Others present

Mike Fairchild, Cory Giles, Michelle Keating and Max Gearing from Clearview TV

Pledge of Allegiance & Call to Order

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

Seat Alternates

None

Public Comment

None

Public Hearings

Conceptual Review

Cory Giles, 45 Hilltop Drive, TM 149-4 beekeeping operation business.

Mr. Giles said their property is commercial/residential and they now have a dozen bee hives and would like to sell beekeeping equipment. They also have a 1 ½ acre lot next door that they own. They would like to plant some apple trees and set a greenhouse on that lot and a fenced in bee area. He said once the business was going most of the business would be on that lot. Mr. Stewart said this is a conceptual review anything said tonight is not binding on either party. They would also like to erect a sign. Mr. Vinagro said this business is an accessory to the residence and

would need to be classified as a Home Enterprise. The Board had a conversation eliminating some of the obstacles such as bees not being prohibitable as any homeowner could keep bees. Mr. DesRoches asked why residential enters into this as it's a preexisting lot in business/commercial? He said the only thing that matters is that it's zoned business/commercial weather there happens to be residential homes there or not. After discussion it was determined that this is a permitted use subject to site plan if required. Mr. Dube said they would have to come in and register their name and get a sign permit and if they use just the shed, I don't believe we need anything. It was determined that they would just have to go to the office, fill out a business identity application and if they decide to do a sign, they'll take care of that too.

Board Business

Mr. Silcocks made a motion, seconded by Mr. DesRoches, to appoint Priscilla Colbath as an Alternate to the Planning Board. (Vote 4-0)

Aquifer ordinances – Final draft.

This hasn't been received from SRPC.

Preliminary discussion: Review legal notes on ordinance changes and additions.

The Board reviewed the comments from legal. Mr. Whitley suggested a definition for "existing" concerning the cell tower ordinance. The junkyard definition was to have a definition to align us with the state. The rest of the definitions come from SRPC's rewrite of the aquifer ordinances.

1. Existing- Mr. DesRoches said we probably need a rewrite of the entire cell tower ordinance. He said our problem was we didn't have an exiting tower but we did have a long term permitted tower. We would be forced to keep permitting these and if none got built, we could have permitted sites everywhere. So, the idea was not to just include existing sites but those which were already permitted.

2. Determine what frequency to use for a report has to be submitted and all use that same frequency

3. There would have to be some substantial increase in coverage to permit another tower if other towers were already permitted.

This was kind of a stop gap, lets just deal with these three things because these were problems for us dealing with Vertex and next year work on redoing the ordinance. The question is do we wait for all this litigation to end or do we solve some of the problems we encountered.

After some discussion the Board decided not to add 'existing' to their definitions.

Definition:

1. Junkyard; same meaning as state law. The Board agreed. Ms. Czysz will write the official language for the warrant article.

2. Adding Duplex to table 3. Two family is missing in the ordinance.

3. Buildable and unbuildable sites. The definition of unbuildable includes drainage easements but buildable does not. Buildable refers to proposed or existing right of ways and utility easements. But unbuildable refers to proposed or existing right of ways drainage and utility easements. The

two definitions need to be consistent. Take 'state and local required setbacks' out of our definition of buildable area.

4. Table 3 maximum density/minimum lot size. Delete FN#1 and delete maximum density from the table entry.

5. The definitions for the aquifer ordinance looked good to legal except for the junkyard definition.

1. E5. 'Or currently permitted' will be added to the cell tower ordinance after the word existing.

2. E6. Applicant to provide coverage maps using specific frequencies and tower heights

3 E7. Applicant must prove substantial new coverage serving existing unserved customers.

Recreational Campground Ordinance

Mr. Stewart did some research. He thinks the Board was ok with adding language to this ordinance to not allow an extreme number of campsites on a property that has a small amount of shoreland frontage. (*Mr. Silcocks left the meeting at 8:20*) The Board discussed several scenarios for existing campgrounds. The consensus of the Board is they have to do something. The Board felt that other towns with lakes should be contacted to see if they have a number, site size, lake frontage restriction in order to have this on the March ballot.

Approval of minutes

The minutes of November 3, 2022, were tabled

Correspondence

None

Public comment

None

Set next meeting date

December 1, 2022

Adjournment

Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:30. (Vote 3-0)

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary

