



TOWN OF WAKEFIELD, NEW HAMPSHIRE

Held in the Meeting Room

Planning Board Minutes

December 1, 2022

Approved

MEMBERS		ALTERNATES		OTHERS	
Tom Dube Chairman by Zoom	✓	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

Jen Czysz, Michelle Keating 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

Mr. Blackwood was seated for Mr. Silcocks

Public Comment

None

Board Business

Review of Ordinance Changes and additions for Warrant Articles

WARRANT ARTICLE #2 Are you in favor of adoption of Amendment 2 as proposed by the Planning Board for the town! zoning ordinance as follows: Amend Article 33- Definitions, to edit the definitions of buildable area and unbuildable land to be consistent in what areas are considered buildable or not, as well as, allow setback areas to be included in the calculation of buildable area where previously excluded; and add a new definition for the term "junkyard" that references the existing definition of the term in state statute.

BUILDABLE AREA. That portion of a parcel upon which a structure may be erected. Exclusions from the buildable area are: steep slopes; wetland soils; rock outcrops; floodplains; and proposed or existing rights-of-way and utility easements.

UNBUILDABLE LAND. The area of a site that includes steep slopes; wetland soils; rock outcrops; floodplains, proposed or existing rights-of-way; and drainage and utility easements;

Mr. Dube asked about floodplain being included in this definition. Ms. Czysz said we have a floodplain ordinance that tells you what you can and can't do in a floodplain. The Board discussed the pros and cons of removing the word floodplain. Ms. Czysz suggested that the Board eliminate Article 18 which will solve the problem between buildable and unbuildable.

ARTICLE 18 – RESIDENTIAL AND COMMERCIAL UNITS – MAXIMUM

The total number of units allowed on a parcel shall be determined using the following formula: Total Units Permitted = Base Density multiplied by Total Acres minus the total acres of the Unbuildable Wakefield Zoning Ordinance – Amended through March 10, 2020 Page 46 Land and the Road and Utility Right of Way.

The Board decided to move on to other articles and not make a determination on Article 18 at this time.

The Board, by consensus removed the words “floodplains” and “proposed or” and added “drainage” to buildable area.

JUNKYARD. Shall have the same meaning as “junkyard” under state law pursuant to RSA 236:112.1 as amended.

The Board agreed to the definition of Junkyard. They will be listed as BUILDABLE, UNBUILDABLE and JUNKYARD in one article.

WARRANT ARTICLE #3 Are you in favor of adoption of Amendment 3 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 3, Table 3 to add a minimum required living area of 800 square feet for two-family residences (duplexes), remove references to the maximum density allowed, and delete footnote 1 that related to the calculations of maximum densities.

In the table under each heading, Maximum Density will be changed to Minimum Lot Size, Under BUILDING AREA REQUIREMENTS, add Minimum Living Area Two Family Dwelling (Duplex). Footnote 1

As far Footnote 1 goes. Ms. Czysz will come up with something simpler. Mr. Dube said a lot of our ordinances can be simplified. The Board is good with Article 3.

WARRANT ARTICLE #4 Are you in favor of adoption of Amendment 4 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 24, Personal Wireless Service Facilities, Section E. Procedure, to add new requirements that proposed cell towers expand coverage beyond that which is available from existing or currently permitted cell tower sites and the procedure in which the board will verify this is achieved.

Mr. Stewart said this would be a stop gap. We need to work with a consultant to build a better ordinance for wireless facilities we don't have the time this year to do that. The changes in this article will give us some additional control for anyone new that is applying for a cell tower. Other towns have places that cell towers can be built for maximum coverage. The Board agreed to Article 4.

WARRANT ARTICLE #5 Are you in favor of adoption of Amendment 5 as proposed by the Planning Board for the town's zoning ordinance as follows: Amend Article 8, the Aquifer Conservation Overlay District, to clarify the mapped extents of the aquifer; incorporate wellhead protection areas; revise the performance standards for storage of petroleum products and regulated hazardous substances; require a conditional use permit for impervious surfaces greater than 15% or 2,500 square feet, whichever is greater, but not to exceed 50% impervious; include a new section on exceptions from the ordinance; require a conditional use permit for the storage of hazardous substances in excess of the quantities equivalent to a large spill requiring emergency response; require a conditional use permit for the blasting of bedrock in the overlay district. Amend Article 33, Definitions, to include terms included within the amended Aquifer and Wellhead Conservation Overlay District.

Ms. Czysz cautioned the Board about changing the USGS map. If you change it, you negate the validity of the data source. Mr. DesRoches said aquifers are determined by the type of soil. Ms. Czysz said she could get the information as to why certain areas on the USGS map are designated aquifer areas. Mr. Dube believes the Board should look at this map and double check for accuracy.

Mr. Stewart addressed his proposed Campground Ordinance. He did some research and found three examples in New Hampshire, Holderness, Bristol and Center Harbor that do include campsites as part of their definition of the size and number of campsites and water access footage. He would like to see, if possible that the Board gets something on the ballot. Two options that were previously discussed was that existing campground be grandfathered or if they wanted to expand, they would have to come to the board for a Conditional Use Permit. Other towns are way more restrictive than what he sent over to Mr. Whitley. Mr. Dube and Mr. DesRoches also believe we need something in our zoning to address this. Mr. Fifield suggested doing the research and having a workshop. Ms. Czysz will work on putting something together for this year. Mr. Dube said there is a huge campground association that may be able to help us out with some insight.

Mr. Vinagro will post a public hearing for January 5th and January 19th.

Approval of minutes

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of November 3, 2022. (Vote 3-0-2)

Mr. DesRoches made a motion, seconded by Mr. Stewart, to approve the minutes of November 17, 2022. (Vote 4-0-1)

Correspondence

None

Public comment

None

Set next meeting date

December 15, 2022

Adjournment

**Mr. DesRoches made a motion, seconded by Mr. Stewart, to adjourn the meeting at 8:40.
(Vote 5-0)**

Respectfully submitted for approval at the next Planning Board meeting

Priscilla Colbath
Planning Board Secretary