



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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## MINUTES OF THE PLANNING BOARD MEETING 6 July 2017

Approved: 07/20/17

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart		Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman	X	John Blackwood		Bridget Passariello, Code Asst	
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member				Richard Sager, Town Counsel	
Dick DesRoches, Member				Donna Martin, Videographer	X

**Also present were:** Bryan Berlind.

### **CALL TO ORDER**

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance.

### **PUBLIC COMMENT**

2. None

### **PRELIMINARY DISCUSSIONS**

3. None

### **PUBLIC HEARING**

4. **Boundary Line Adjustment Application**, submitted by Land Tech for properties owned by JKOJA Company LLC and Robert & Adele Batchelder, located at 247 & 221 Robinhood Road, Tax Map 45, Lots 83 & 81. The applicants are proposing to move the property line between their two parcels.

**MOTION:** To accept the application for lot line adjustment between 247 & 221 Robinhood Road.

**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 3-0 in favor of the motion

5. Bryan Berlind representing JKOJA Company and Robert & Adele Batchelder addressed the board with description & history of the lots, characteristics, and drainage summary. Lot 45/81 is currently a non-conforming parcel and 45/83 is a conforming parcel. After the boundary line adjustment, both will be conforming if approved. Parcels will become 45/81 1.081 acres & 45/83 1.073 acres. Bryan Berlind also requests a waiver for wetlands delineation and abutter notification of waivers. Bryan also noted that the new property corners have already been set. S Royle noted no change to the drainage runoff due to the boundary line adjustment.

**MOTION:** Motion to approve the wetlands waiver 4.06 #11.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** T Dube made a motion to amend his motion to include section 4.16. Connie seconded the amended motion.  
**Vote:** 3-0 in favor of the motion

**MOTION:** Motion to approve JKOJA Company LLC and Robert & Adele Batchelder boundary line adjustment application with the following conditions: 1. Waivers listed on plan; 2. Correct original parcel area computation for 45-81 to the correct area prior to the adjustment (0.729 ac, not 0.352 ac.)  
**Made by:** Tom Dube  
**Seconded By:** Connie Twombly  
**Discussion:** None.  
**Vote:** 3-0 in favor of the motion

## **BOARD BUSINESS**

6. Signed Ouellette boundary line adjustment plan.
7. Northcoast Construction, Crystal Lane.

**MOTION:** To have Nate Fogg send registered letter stating Northcoast Construction needs to respond with the info we need before we can give an extension.  
**Made by:** Connie Twombly  
**Seconded by:** Tom Dube  
**Discussion:** Extension ran out back in November 2016. Has not responded to recent letters sent.

**Vote:** 3-0 in favor of the motion

### **APPROVAL OF MINUTES**

8. Approval of the minutes from June 15th, 2017.

**MOTION:** To approve the minutes from June 15th, 2017  
**Made by:** Connie Twombly  
**Seconded by:** Tom Dube  
**Discussion:** None  
**Vote:** 3-0 in favor of the motion

### **PUBLIC COMMENT**

9. None

### **SET MEETING DATE**

10. The next scheduled PB meeting will be 7pm, Thursday, July 20<sup>th</sup>, 2017 in Town Hall.

### **ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:24 pm.  
**Made by:** Tom Dube  
**Seconded by:** Connie Twombly  
**Discussion:** None  
**Vote:** 3-0 in favor of the motion.

Respectfully submitted,  
Bridget Passariello