



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE (603) 522-6205 x 308 FAX (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

MINUTES OF THE PLANNING BOARD MEETING 20 July 2017

Approved: 08/17/17

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	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					

Also present were: Donna Martin, videographer.

CALL TO ORDER

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance. Doug Stewart was seated for Dick DesRoches.

PUBLIC COMMENT

2. None

PRELIMINARY DISCUSSIONS

3. None

PUBLIC HEARING

4. None.

BOARD BUSINESS

5. Signed Batchelder boundary line adjustment plan. Conditions of approval have been met.
6. The PB discussed a potential boundary line adjustment where a 3-acre lot, surrounded by a 400-acre lot would be moved and reconfigured and would not occupy any of its original area. The concept is a bit abstract; however, the 3-acre lot could be enlarged to include the area desired and a second boundary line adjustment could adjust the original triangle and the area between to the larger parcel. So, if it can be accomplished with 2, boundary line

adjustments, why not allow it to happen in a single move. The PB suggested checking with M Garrepy or R Sager to ensure we were not overlooking any potential problems.

7. N Fogg and PB reviewed section 4 of the development regulations. Most waivers granted come from this section. There are four different lists within this section for different types of applications. A signature block is not mentioned in all the lists and several items seem unnecessary and could be eliminated. After discussion, N Fogg will update all the lists and present for another review of the PB. Notifying abutters about waivers needs to be reworded to be clearer. The PB would not want to hold up an application to notify abutters of a waiver. N Fogg will check with M Garrepy.
8. N Fogg noted that the railroad crossing by Lino's will be closed to cars & pedestrians on August 8-10th to replace the rails.

APPROVAL OF MINUTES

9. Approval of the minutes from July 6th, 2017.

MOTION:	To approve the minutes from June 15th, 2017
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	3-0-1 in favor of the motion, with Doug Stewart abstaining.

PUBLIC COMMENT

10. None

SET MEETING DATE

11. The next scheduled PB meeting will be 7pm, Thursday, August 3rd, 2017 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:43 pm.
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	4-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg