



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 7 September 2017

Approved: 10/05/17

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	X		
Connie Twombly, Selectmen's Representative	X	Nancy Spencer-Smith		Mike Garrepy, Planning Consultant	
David Silcocks, Member	X			Richard Sager, Town Counsel	
Dick DesRoches, Member	X				

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.

PUBLIC COMMENT

2. None

PRELIMINARY DISCUSSIONS

3. None

PUBLIC HEARINGS

4. None

BOARD BUSINESS

5. N Fogg presented the Martell Boundary Line Adjustment final plan for signing. The pins have been set and are labeled on the plan. The members present signed the plan.

6. The PB reviewed the existing Zoning Ordinance for potential warrant article changes. R Sager has asked that we allow him to review proposed warrant articles prior to December public hearing dates.

7. Potential zoning warrant articles:

- a. Article 3, Table 1- Personal Wireless, change permitted use to conditional use permit;
- b. Article 3, Table 1- Small Wind Turbine, add to permitted use table;
- c. Article 3, Table 1- Solar Panel, add to table, consider requiring conditional use permit for free-standing towers. An individual has considered presenting a petitioned warrant article to limit the location of free-standing solar panels;
- d. Messy yard was discussed. Hard to regulate and very subjective. Household trash and vehicles are much better defined. Other 'trash' is hard to enforce. Places that have messy yard ordinances are private developments and more densely populated areas. Perhaps charging more for a dump sticker and allowing people to dump anything;

8. Potential changes to development regulations. The changes would be in article 3 which calls out submittal requirements and article 4 which list items required with submittal and/or on the plan. N Fogg will work on this to create proposed changes for PB review and then a public hearing for approval.

9. Enforcement issues in town. N Fogg visited 73 Crystal Lane with Mary Pinkham-Langer to view the site and progress. They appear to be processing material rather than finish the slope on the site. T Dube suggested sending them a registered letter giving them until the end of the year to stabilize the slope or we will file complaints with DES. If they want to process material, they need to revise their site plan. Send a copy of the letter from Mary Pinkham-Langer. Processing material may not be permitted in the Light Industrial zoning district.

MOTION: To send a registered letter noting violations and include a copy of the Mary Pinkham-Langer. Finish the slope by November 1st.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of the motion.

10. The PB discussed the yard sale in Union on Main Street. N Fogg had allowed them to operate in the building, feeling that the use was similar to the previously approved woodworking/furniture refinishing business. They own the land where the yard sale is located. She wants to put up of building on the piece of frontage on Main Street. N

Fogg is directed to send them a letter stating that they are in violation of the yard sale business.

APPROVAL OF MINUTES

11. None.

PUBLIC COMMENT

12. None

SET MEETING DATE

13. The next scheduled PB meeting will be 7pm, Thursday, September 21st, 2017 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:18 pm.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 4-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg