



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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## MINUTES OF THE PLANNING BOARD MEETING 19 January 2017

Approved: 02/02/17

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

**Also present were:** Kerry Fox, David Mankus, & Chris Meier.

### **CALL TO ORDER**

1. Chairman Royle called the meeting to order at 7:00pm following the pledge of allegiance. John Blackwood seated for David Silcocks.

### **PUBLIC COMMENT**

2. None.

### **PRELIMINARY DISCUSSIONS**

3. None.

### **PUBLIC HEARINGS**

4. **Continuation of request for Amendment to Subdivision Approval Application** submitted by David Mankus on property owned by Lake Forest RV Resort Inc. located at 150 Dearborn Road, Tax Map 111-28. The applicants are proposing to increase the allowed size of the previously approved cabins to 890 sq. ft. from the previously approved 600 sq.ft. on the 106-acre parcel.

5. Attorney Meier handed out paperwork for the application and NH Supreme Court decision.
6. David Mankus wanted some leeway in the size of the cabins because he believed that he only had between 800 and 890 sq.ft. for a size option.
7. The PB noted that the 800 sq.ft. minimum living area for single-family residences does not apply to his cabins in a recreational camping park. He can construct cabins up to 890 sq.ft. The PB discussed how the square footage would be measured. The 890 sq.ft. will be measured to the external dimensions of the structure, excluding decks, porches, and stairs.
8. The amendment to the previous approval, if approved will apply to all 16 originally approved cabins, 4 of which have already been constructed.
9. Stephen Royle opens for any public comments. After receiving no comments, he closed the public input portion of the hearing.

**MOTION:** To approve the revised cabin size for the 16 previously approved seasonal cabins to 890 sq.ft.

**Made by:** Tom Dube

**Seconded by:** Stephen Royle

**Discussion:** Approved increase from 600 sq. ft. to 890 sq. ft. with area measured from outside of dwelling/platform, excludes decks, stairs. Apply to all 16 seasonal cabins.

**Vote:** 4-0 in favor of the motion

10. **Boundary Line Adjustment Plan Application** submitted by Fox Survey Company for Properties owned by EMP Construction LLC on Perkins Hill Road, Tax Maps 92- 40 & 40.1. The applicant is proposing to change boundary line between the two properties.
11. Kerry Fox explained how the line between the two parcels would be changed and that both parcels would remain conforming lots.

**MOTION:** To accept the boundary line conditional application.

**Made by:** Tom Dube

**Seconded by:** Dick DesRoches

**Discussion:** None.

**Vote:** 4-0 in favor of the motion.

12. Stephen Royle opens for any public comments. An abutter from 1974 Province Lake Road wanted more clarification as to on the effects it would have on her property. Kerry Fox explained the plans and that nothing is going to change her property. The public input portion of the hearing was closed.

13. The PB discussed the requested waivers: 5.010, 5.011, 4.06- #'s 21, 22, 23, & 24.

**MOTION:** To conditionally approve the Boundary Line Adjustment Application with the following waivers: 5.010, 5.011, 4.06- #'s 21, 22, 23, & 24 and conditional upon final monuments being shown on the plan & waivers listed on plan.

**Made by:** Tom Dube

**Seconded by:** Dick DesRoches

**Discussion:** None.

**Vote:** 4-0 in favor of the motion.

14. **Amendment as proposed by the Planning Board:** Article 23D – In Law Apartment: To amend Article 23D In-Law Apartment to conform to" NH RSA 674:68"Accessory Dwelling Units. N Fogg had inadvertently left the words "is required" out of Article 23D, Section H: No familial relationship between the occupants of an accessory dwelling unit and the occupants of a principal dwelling unit **is required.**

**MOTION:** To approve the proposed Zoning Ordinance Amendment #9 as discussed and amended to add the words "is required".

**Made by:** Tom Dube

**Seconded by:** Dick DesRoches

**Discussion:** To revise wording in Article #23D from In-law apartment to Accessory Dwelling Unit, and for #23H to add as required to the sentence dwelling unit, (will now read dwelling unit is required)

### **APPROVAL OF MINUTES**

15. Approval of the minutes from 1st December 2016.

**MOTION:** To approve the minutes from December 1<sup>st</sup>, 2016

**Made by:** Tom Dube

**Seconded by:** Dick DesRoches

**Discussion:** None

**Vote:** 3-0-1 in favor of the motion with John Blackwood abstaining.

### **BOARD BUSINESS**

16. None

## **PUBLIC COMMENT**

17. None.

## **SET MEETING DATE**

18. The next scheduled PB meeting will be 7pm, Thursday, February 2<sup>nd</sup>, 2017 in Town Hall.

## **ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 8:00 pm.
<b>Made by:</b>	Tom Dube
<b>Seconded by:</b>	Stephen Royle
<b>Discussion:</b>	None
<b>Vote:</b>	4-0 in favor of the motion.

Respectfully submitted,  
Bridget Passariello