



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

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MINUTES OF THE PLANNING BOARD MEETING 21 September 2017

Approved: 01/25/18

| 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 | | | |
| Connie Twombly, Selectmen's Representative | | 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, Jim Miller, and Rose Cleveland.

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 discussed the Scribner Brook Estates subdivision plan and the problem with 2 parcels known as TM 114-4 & 114-14. The two parcels were remnants from the subdivision and the plan notes that the land is for relocation of the right of way or

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sale to an abutter. Both lots are owned by entities and are taxed as buildable parcels. He has spoken with town counsel and a new survey would not need to be done, however the subdivision would need to be changed to include the two parcels and record something at the registry to put everyone on notice that the parcels are approved. Counsel also noted that there may be other title issues with the two properties.

6. The owner or their representative needs to apply to the planning board to change the plan and the remaining lots owners or Scribner Brook Estates will likely have input as to what needs to happen to make these legal lots.
7. The Flint subdivision has been approved the zoning board of adjustment and will be coming back to the planning board with an application. The applicant has asked to have the application fee waived for the new application. Abutter notices and newspaper fee will need to be paid again.

MOTION: To waive the planning board application fee, excluding notification fees, for the Flint's new application when made.
Made by: David Silcocks
Seconded by: Dick DesRoches
Discussion: None
Vote: 4-0 in favor of the motion.

APPROVAL OF MINUTES

8. August 17th.

MOTION: To approve the minutes of the August 17th planning board meeting.
Made by: Tom Dube
Seconded by: David Silcocks
Discussion: None
Vote: 4-0 in favor of the motion.

BOARD BUSINESS

9. Potential zoning warrant articles:
 - a. Article 3, Table 1- In-law apartment did not get changed in the permitted use table to match article 16 that was changed last year;
 - b. Article 3, Table 1- Personal Wireless, change permitted use to conditional use permit to match wording in article 24 of the ordinance;
 - c. Article 3, Table 1- Small Wind Turbine, add to permitted use table to match article 24A in the ordinance;
 - d. Article 3, Table 1- change footnote 19;

PUBLIC COMMENT

10. Jim Miller spoke that he was concerned about a couple of potential zoning changes mentioned at the last PB meeting. The first was the solar panels, and secondly about a messy yard ordinance. His main concern is that we are starting to regulate because someone doesn't like the look of something. The government should not try to regulate how people live. It takes 25 registered voters to present a petitioned warrant article, however one or two people talking to the planning department or planning board. A solar panel is not any worse than someone putting up a structure.
11. S Royle noted that with a planning board article you get the board looking out for the town rather than a few people looking out for their personal interests.
12. Rose Cleveland joined the meeting to make sure that the PB did not discuss her property again without her being present.

SET MEETING DATE

13. The next scheduled PB meeting will be 7pm, Thursday, October 5th, 2017 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:55 pm.
Made by: Tom Dube
Seconded by: Dick DesRoches
Discussion: None
Vote: 4-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg