



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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MINUTES OF THE PLANNING BOARD MEETING

4 May 2017

Approved: 06/01/17

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

Also present were: Danny Bouzianis (Dunkin Donuts), Keith Gray (Sebago Technics).

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. **Continuation of hearing for Application for a Revision to a Previously Approved Site Plan** owned and submitted by Danny Bouzianis of Delphi Realty Group XII, LLC (Dunkin Donuts), located at 24 Main Street, Tax Map 240-8. The applicants are proposing to add a drive-thru window to the existing business.

5. N Fogg noted that town counsel believed it would be best to wait until after the March 16th election results are ratified by the Board of Selectmen on May 24th, however he was not opposed to a conditional approval pending the ratification.
6. Keith Gray asked for waivers for 10' minimum turning radius and to accept an alternative landscape plan to the 50' vegetated buffer requirement along Route 16.
7. The new plans had addressed other issues, like 2 lanes entering and one lane existing the site. Norway Plains provided a written report and signed off on all their comments although they felt that an as-built plan should be prepared upon completion. Mike Garrepy verbally agreed that they were in good shape although they should either provide an existing conditions plan or an as-built plan.

MOTION: To accept the revised site plan application.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None
Vote: 5-0 in favor of motion

MOTION: To approve the Landscape Plan as an appropriate plan in place of the 50-foot vegetated buffer to Route 16.
Made by: Dick DesRoches
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of motion

MOTION: To approve reducing the turning radius from 15-feet to 12-foot entering and 10-feet exiting.
Made by: Dick DesRoches
Seconded by: Tom Dube
Discussion: None
Vote: 5-0 in favor of motion

MOTION: To approve the revised site plan application with three conditions.
1. Ratification of the March 16th election results by the Board of Selectmen; 2. As-built plan being provided upon completion; and 3. A \$5,000 surety being posted until the as-built plans are received by the town.
Made by: Tom Dube
Seconded by: Connie Twombly
Discussion: None
Vote: 5-0 in favor of motion

BOARD BUSINESS

8. None.

APPROVAL OF MINUTES

9. Approval of the minutes from April 20,2017

MOTION:	To approve the minutes from April 20, 2017
Made by:	Tom Dube
Seconded by:	Connie Trombley
Discussion:	None
Vote:	5-0 in favor of the motion.

PUBLIC COMMENT

10. None

SET MEETING DATE

11.The next scheduled PB meeting will be 7pm, Thursday, May 18, 2017 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 7:52 pm.
Made by:	Tom Dube
Seconded by:	Connie Twombly
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg