



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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MINUTES OF THE PLANNING BOARD MEETING

1 June 2017

Approved: 06/15/17

MEMBERS		ALTERNATES		OTHERS	
Stephen Royle, Chairman	X	Doug Stewart	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Tom Dube, Vice Chairman		John Blackwood		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: John Williamson.

CALL TO ORDER

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

PUBLIC COMMENT

2. None.

PRELIMINARY DISCUSSIONS

3. John Williamson, representing he and his wife Linda Wickers Williamson came to the board to ask about what the possibility of developing their parcel known as TM 171-12. The 39-acre parcel lies on the shore of Horn Pond and apparently has access from both Donahue and Davis Roads.
4. Mr Williamson noted that the Davis Road end is currently gated and would likely require a wetland permit to create year-round vehicle access. Donahue Road would need widening and other improvements. Either upgrade would likely make either option expensive. The Williamson's need money to send their children to college. They do not wish to see the property developed and would like to have a structure on the property in the future.
5. N Smith noted that Horn Pond is the head waters to the Salmon Falls River, which would make it a prime location for a conservation easement. Information was exchanged so that Moose Mountain Regional Greenways could contact the Williamsons. Everyone agreed that exploring that option would work much better than any other type of development option.

PUBLIC HEARING

6. None.

BOARD BUSINESS

7. The board reviewed the draft lake data report for Lovell Lake. The board generally liked the report and with a couple of minor revisions, should be ready for generate final drafts for the five lakes currently being studied. D DesRoches will relay the board's comments to Shane Bradt at UNH who is preparing the reports.
8. D DesRoches noted that AWWA is still looking for shoreland improvement projects to work on this summer.
9. The board discussed a possible zoning amendment for free-standing solar arrays. The board may consider a Conditional Use Permit as a possibility.
10. N Fogg mentioned that there will be two public hearings on June 15th. A Conditional Use Permit Application and a Boundary Line Adjustment Application.

APPROVAL OF MINUTES

11. Approval of the minutes from May 4th, 2017

MOTION:	To approve the minutes from May 4 th , 2017
Made by:	David Silcocks
Seconded by:	Connie Trombley
Discussion:	None
Vote:	5-0 in favor of the motion.

PUBLIC COMMENT

12. None

SET MEETING DATE

13. The next scheduled PB meeting will be 7pm, Thursday, June 15th, 2017 in Town Hall.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:27 pm.
Made by:	Connie Twombly
Seconded by:	David Silcocks
Discussion:	None
Vote:	5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg