



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE (603) 522-6205 x 308 FAX (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

MINUTES OF THE PLANNING BOARD MEETING 15 June 2017

Approved: 07/06/17

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

Also present were: Cheryl Schlenker, Peter Lewis, and Bryan Berlind.

CALL TO ORDER

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

PUBLIC COMMENT

2. Cheryl Schlenker is concerned about Peter Lewis' septic system, which lies partially on her property. She is concerned about water waste leaking on her property, and would like for all this to be resolved and her concerns noted.

PRELIMINARY DISCUSSIONS

3. None

PUBLIC HEARING

4. **Conditional Use Permit Application**, owned and submitted by Peter & Lynn Lewis, for property located at 141 Red Gate Road, Tax Map 208-28. The applicants are requesting a reduction in the wetland setback to a stream on their property to square up the camp with their property lines.

5. Peter Lewis stated in February he came to the board for guidance and put the recommendations in the proposed plan, conditional use for wetlands on west side, and some pin around the property are not shown and the lines are not correct, which brought on the septic location issue. Mr Lewis has since had Fox survey Company survey the property, which located all the pins from the previous John Knight survey and confirms that his leach field does not meet the required setback and in fact the fill slope goes over onto the Schlenker property. A lot line adjustment with neighbor Cheryl Schlenker has been talked about. Other neighbors are also discussing purchasing the entire Schlenker property to divide between themselves.
6. Tom Dube noted that the septic issue does not have anything to do with the conditional use permit application and whether or not they approve the application. The septic issue is a civil matter between the two parties. He hopes they will be able to work out the problem.
7. N Fogg noted that he had visited the site and that the slope of the land was towards the lake and not towards the stream.

MOTION: To accept the conditional use application for 141 Red Gate Rd

Made by: Tom Dube

Seconded by: Doug Stewart

Discussion: The Septic issue will be dealt with separately. They agreed they could work it out.

Vote: 4-0

MOTION: To approve the Conditional Use permit application.

Made by: Tom Dube

Seconded by: Connie Twombly

Discussion: Ensure article 15 be is followed and allow the setback to the stream from 30' to 20'. Drip line trench or similar required under the eaves of the structure.

Vote: 4-0

8. **Boundary Line Adjustment Application**, submitted by Land Tech for property owned by Sharon Ouellette, for property located at 39 & 41 Violet Way, Tax Map 52, Lots 19 & 20. The applicants are proposing to move the property line between their two parcels.
9. Bryan Berlind explains both lots are non-conforming lots; lot 19 (1.7 acres) is bigger than lot 20 (.345 acres), and would like to make lot 19 (1.474) and lot 20 (.55) acres. Sharon Ouellette owns both properties.

MOTION: To accept the Boundary Line Adjustment

Made by: Tom Dube

Seconded By: Connie Twombley

Discussion: None

Vote: 4-0

MOTION: To approve waiver request: 4.06, 4.16, 4.06 11, 12, 22, 23, & 24 but remove 4.06 12 (steep slopes).

Made by: Tom Dube

Seconded by: Connie Twombley

Discussion: Insure article 15 be required, reduce the set-back conditional use from 30' to 20'. Drip edge on the eaves.

Vote: 4-0

MOTION: To conditionally approve the Boundary Line Adjustment Application for Sharon Ouellette pending receipt of the final plan with waivers listed.

Made by: Tom Dube

Seconded By: Connie Twombley

Discussion: None.

Vote: 4-0

BOARD BUSINESS

10. Donna Martin to resign from the Planning Board because of two individuals sitting on both the planning board and conservation commission, in violation of state RSA.

11. N Fogg noted that especially in small towns, it is unfortunate that the few individuals willing to serve cannot serve without limitations.

MOTION: To accept Donna Martin's Resignation with regret.

Made by: Connie Twombley

Seconded by: Tom Dube

Discussion: Creates one person on multiple boards. Donna decided to stay with the Conservation Committee.

Vote: 4-0

12. Board members signed the Lowry 2-lot subdivision plan. The final monuments have been set and are noted on the plan.

APPROVAL OF MINUTES

13. Approval of the minutes from June 1st, 2017.

MOTION: To approve the minutes from June 1st, 2017

Made by: Stephen Royle
Seconded by: Connie Twombly
Discussion: None
Vote: 3-0-1 in favor of the motion, Tom Dube abstain

PUBLIC COMMENT

14. None

SET MEETING DATE

15. The next scheduled PB meeting will be 7pm, Thursday, July 6th, 2017 in Town Hall.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:53 pm.
Made by: Stephen Royle
Seconded by: Connie Twombly
Discussion: None
Vote: 4-0 in favor of the motion.

Respectfully submitted,
Bridget Passariello