



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
LAND USE DEPARTMENT

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
TELEPHONE 603.522.6205 x 308 FAX 603.522.2295

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING  
27 February 2017

Approved 3/20/17

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	S H	George Frothingham	S H	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	S H
Sharon Theiling, Vice Chairman		Doug Stewart		Rick Sager, Town Counsel	
Ceily Arnone		Judi DesRoches			
John Crowell		Don Stewart	S H	S- Site Walk H- Public Hearing	
Steve Brown	H				

**Also present were:** Site walk: Donna Martin (videographer), Austin Turner (Bohler Engineering), Patrick Natrida (Lisciotti Development), Liz Bumford, Cheryl Randall, Scott Gaudette, Priscilla Colbath, Rosemary Stewart, Liz Hunt-Nickerson, Carl Nickerson, Steve Royle, & Tammi-Jo Cameron. Public Hearing: Austin Turner, Jon Scribner, Jacalyn Moriarty, Catherine Collins, Dan Fair Banks, Skylor LaMontagne, Scott Lebs, Jackie Keating, Jim Bennett, Priscilla Colbath, Joyce & George Gilbert, Annette Perry, Heidi Marshall, Mr & Mrs. Charest, Amanda Fifield, Lynn Shaffer, Jon Shaffer, Mike Parker, Jayme Sullivan, Norman Royle, Cheri Schlenker, Sandra Johnson, Stephen Royle, Nancy Perkins, Carl Nickerson, Jeff Perkins, Rita Smith, Lynn Rapoza, Cheryl Randall, Angie Nichols, Lee Nichols, George Frothingham, Lynne Weeks, Connie Twombly, David Tibbetts, Phil Twombly, Donald Stewart, Cynthia Akers, James Akers, Craig Hoover, A. Costello, Diane Swain, Steve Brown, Ruben Knisley.

## SITE WALK

1. J Napekoski called the site walk to order at 9:00am. Austin Turner explained that due to a quirk in the zoning ordinance, they needed relief from the 70-foot maximum building width along both roadways. He showed the approximate location of the building and noted that the proposed use is a permitted use in the zoning ordinance and that they are proposing a structure (7,500 sq.ft.) that is well below the maximum allowed building size (25,000 sq.ft..). He also noted that the existing structure does not meet the 70-foot maximum building width along Burroughs Avenue.
2. Questions were asked about drainage, NHDOT driveway permit, the approximate ground elevation of the building, and why they are not choosing a location out of the center of the village. Austin Turner noted that drainage from the additional impervious

area must be detained on-site and released at a rate no higher than the existing conditions. They have also had a preliminary discussion with NHDOT regarding a driveway access. He expects the proposed structure to be at a similar elevation to the existing residence. He will ask about the location strategy, however, location is derived from many factors, some of which are not even shared with the engineering team.

3. J Napekoski reminded the attendees that the only issue being reviewed at Monday's meeting is the 70-foot maximum building width. The other issues would be addressed at a future planning board hearing if they move forward.
4. J Napekoski concluded the site walk at 9:17am and noted that the public hearing is scheduled for Monday, February 27<sup>th</sup> at 7:00pm in the Town Hall Opera House.

### **CALL TO ORDER**

5. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance.

### **PUBLIC HEARINGS**

6. **Variance Application: submitted by Sanbornville DG, LLC On Property located at 224 Meadow St (corner of Burroughs Ave), Wakefield NH (Tax Map 180-48) owned by Michael & Anne Wiggin. The applicants are requesting a variance from zoning article 3, table 3, requiring a maximum building width of 70 feet parallel to a street in the Village/Residential Zoning District.**
7. John Napekoski addressed Sanbornville DG, LLC and asked if they would like to have a continuance in order to have a full, five members board present. Representatives for Sanbornville DG, LLC requested a continuance to a mutually agreeable date. The board members present agreed that March 20<sup>th</sup>, 2017 (the next regularly scheduled meeting) should work for the members. Thee Sanbornville DG representatives agreed to the proposed date.

**MOTION:** To continue the public hearing for the variance application By Sanbornville DG, LLC to March 20, 2017 at 7:00pm.

**Made by:** John Napekoski  
**Seconded by:** George Frothingham  
**Discussion:** None.  
**Vote:** 4-0

### **APPROVAL OF MINUTES**

8. None

## **BOARD BUSINESS**

9. None

## **ADJOURNMENT**

<b>MOTION:</b>	To adjourn the meeting at 7:08 pm.
<b>Made by:</b>	John Napekoski
<b>Seconded by:</b>	George Frothingham
<b>Discussion:</b>	None
<b>Vote:</b>	4-0

Respectfully submitted,  
Nathan Fogg & Bridget Passariello  
Land Use Dept