



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
19 February 2018

Approved: 3/19/18

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	X	Doug Stewart	X		
Don Stewart	X	Judi DesRoches	X	Rick Sager, Town Counsel	
George Frothingham	X				
John Crowell				Site Walk Public Hearing	S H
Steve Brown					

Also present were: Donna Martin videographer, and Annie Robbins

CALL TO ORDER

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

B. Chair seated two Alternates, Doug Stewart and Judi DesRoches.

C. PUBLIC HEARING
None

D. BOARD BUSINESS

See below

APPROVAL OF MINUTES

The Board took a few minutes to review minutes.

MOTION: To accept October 30, 2017 meeting minutes, as presented
Made by: Don Stewart
Seconded by: George Frothingham
Discussion: None
Vote: 4-0-1

Nominate members and alternates to the Board of Selectmen for approval

Annie Robbins

Chairman asked if anyone had any questions for **Ms. Annie Robbins**. Doug Stewart asked what her interest is in joining the ZBA? Ms. Robbins noted that she served on the Zoning Board years ago and was even Chair for a time. She saw in the town website that town is looking for members. She would be happy to serve as an Alternate. Members asked her to tell a little bit about herself. She notes that she served on Conservation Commission and works at Paul School. Also volunteered at the school. She has lived in town about 35 years. She feels that this is a very important position that requires some study and notes RSAs can sometimes be confusing. She knows that the Board is there to help but also need to take into account zoning.

Ms. Robbins filled out an application form and Doug Stewart noted that the ZBA makes the recommendation to the Board of Selectmen.

Motion:	To recommend Annie Robbins be appointed as an Alternate to the ZBA by the Board of Selectmen
Made by:	Doug Stewart
Seconded by:	Judi DesRoches
Discussion:	None
Vote:	5-0

Ms. Robbins asked if there are terms to the positions. Yes they are three year terms but they are staggered. She will be appointed to the remainder of whatever term is open.

Steve Brown

Steve Brown is also up for re-appointment. Doug Stewart suggested that the Board needs to hear from Mr. Brown because that has to go before the Selectmen. Another member mentioned that regarding Steve Brown, would it be possible, for the Board to conditionally recommend him, providing he makes out the application. One member would like to have him present. During the last year Mr. Brown has made only about 30% of the meetings. As a full member he would expect his attendance to be high than that (d) He would like the opportunity to hear from Steve. The Chair will send him an email, so he is aware they want to meet with him.

Doug Stewart

Doug Stewart noted that he is interested in having his term as Alternate renewed as well.

Motion:	To recommend Doug Stewart be appointed as an Alternate to the ZBA by the Board of Selectmen
Made by:	George Frothingham
Seconded by:	Judi DesRoches
Discussion:	None
Vote:	4-0-1

John Napekoski

J Napekoski is not going to re-up partly because he has some conflicts. He would be missing too many meetings and he doesn't think it would be fair. Doug Stewart asked Mr. Napekoski is, as an option if he would stay on as an Alternate, not to come to every meeting but to be a resource. Mr. Napekoski stated he would consider that, but he did note that for at least the next year he will not be able to make every meeting

MOTION:	To recommend John Napekoski as an Alternate to the ZBA (with attendance constraints, as noted above) to the Board of Selectmen
Made by:	Don Stewart
Seconded by:	Judi DesRoches
Discussion:	None
Vote:	4-0-1

BOARD BUSINESS

Chair believes his term as Chair expires in March, but he doesn't believe they can vote for new officers until the March meeting. That is how they will plan it.

SET MEETING DATE

1. March 19th (third Monday) will be the next meeting date.

ADJOURNMENT

MOTION:	To adjourn the meeting at 8:16 p.m.
Made by:	Doug Stewart
Seconded by:	Judy DesRoches
Discussion:	None

REOPENED THE MEETING

The meeting was re-opened to take up the matter of recommending Judi DesRoches as a Member vs. an Alternate to fill in J. Napeskoki slot.

MOTION:	To recommend Judi DesRoches be appointed as a full Member to the ZBA by the Board of Selectmen
Made by:	Doug Stewart
Seconded by:	George Frothingham
Discussion:	None
Vote:	4-0-1

ADJOURNMENT

MOTION: To adjourn the meeting at 8:20 p.m.
Made by: Doug Stewart
Seconded by: Judy DesRoches
Discussion: None
Vote: 5-0

Respectfully submitted,
Kelley A. Collins/Town Administrator