



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE: (603) 522-6205 X308 FAX: (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

Zoning Board of Adjustment Public Hearing Notice & Agenda

Monday, April 18, 2022 @ 7:00 Town Hall

Live and virtual (Zoom) link:

Join Zoom Meeting

<https://us02web.zoom.us/j/85478943567>

Meeting ID: 854 7894 3567; Passcode: 292108

One tap mobile: +13017158592, 85478943567# US (Washington DC); +13126266799, 85478943567# US (Chicago) Dial by your location: +1 301 715 8592 US (Washington DC); +1 312 626 6799 US (Chicago); +1 646 558 8656 US (New York); +1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston); +1 669 900 9128 US (San Jose) Meeting ID: 854 7894 3567

A. Pledge of Allegiance & Call the meeting to order

B. Seat Alternates as necessary

C. Public Hearing:

- **Variance Application:** submitted by Christopher L. Boldt, Esq., of Donahue, Tucker & Ciandella, PLLC, for property owned by Tyrie-Wilcauskas Family Trust, Tax Map 141-1, at 263 Veazey Point Road. The applicant is seeking an approval of a Variance Application from the Town of Wakefield Zoning Ordinance Article 3-Table 2-Minimum setbacks where the Residential II Shoreland Zone shoreline setback is 50.' The applicant requests to remove the existing non-conforming 1956 4-bedroom house and attached deck located within the Great East Pond Setback and the new construction of a new 4-bedroom house and attached deck in a slightly different location and connected to a newly approved septic system The proposed site plan shows the new home/deck setback from the shoreline at 16'6" with an increased total encroachment from 980 sq. ft. to 1,381 sq. ft.
- Site Walk Notice: The ZBA will conduct a site walk on Saturday, April 16th at 10:00 a.m. at the property, 263 Veazey Point Road, from Route 153 North, take a right on Canal Road, crossing into Maine; take a left on Robertson Road, then a left on Veazey Point Road and the property is on the left. Alternate: take Witchtrot Road to Canal Road.
- **Variance Application:** submitted by Art Guadano, AG Architects, PC, Dover, NH, for property owned by WBT III 2011 Family Trust, Tax Map 178-006, at 92 Allagash Road. The applicant is seeking an approval of a Variance Application from the Town of Wakefield Zoning Ordinance Article 3-Table 2-Minimum

setbacks where the Residential II Shoreland Zone shoreline setback is 50.’ The applicant seeks to remove the existing house, currently 11’10” from the shoreline, and construct a new house further back from the Lovell Lake shoreline reference line, at 12’10” from the shoreline, still partially within the 50’ shoreline setback.

- Site Walk Notice: The ZBA will conduct a site walk on Saturday, April 16th at 10:45 a.m. at the property, 92 Allagash Road. Directions: From Town Hall, drive East on Witchtrot Road, turn right on Brackett Road, turn right on Allagash Road, continue to 92 Allagash Road located on the right side.

D. Board Business:

- Election of Officers & Member/Alternate Renewals;
- Application for consideration as alternate from Tristan Plummer
- Mission Statement
- Workshop: ZBA Rules of Procedure – Review & Update

E. Correspondence/Info:

- Email from Paul and Susan Shannon re: 263 Veazey Point Road, Wilcauskas application
- Email from Lisa Polmonari re: 263 Veazey Point Road, Wilcauskas application

F. Approval of Minutes:

- February 14, 2022

G. Set Next Meeting Date: May 16, 2022 *[Currently no applications received; application deadline for the May 16 meeting is April 28, 2022.]*

H. Adjournment