



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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

Planning Board Public Meeting, Notice & Agenda LIVE/ VIRTUAL ZOOM MEETING

May 5, 2022 @ 7:00 pm, Town Hall – **First floor meeting room**

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

Meeting ID: 854 7894 3567 Passcode: 292108; Dial by your location: +1 301 715 8592 US (Washington DC) +1 312 626 6799, US (Chicago) +1 646 558 8656 US (New York)

A. Pledge of Allegiance & Call to Order

B. Seat Alternates as necessary

C. Public Comment

D. Public Hearings:

- **Minor Subdivision Plan Application and Boundary Line Adjustment, with amended plan & request for waiver: request for continuance to May 19 received;** submitted by James F. Rines, of White Mountain Survey & Engineering, Inc., a Division of Horizons Engineering, Inc., for property owned by White Violet Property LLC (formerly known as) Peregrine Realty LLC, located at 378 Meadow St., Tax Map 183, Lot 61 and Tax Map 180 Lot 32 & 33. The Applicant is seeking approval to adjust the boundary lines of the three existing parcels and to plat a road right-of-way for future access to adjusted lots. Proposed lot sizes are .88-acre, 1.21 acre, and 16.76 acres plus 1.06 acre for Fresian Drive.
- **Minor Subdivision Plan Application:** submitted by Ryan Fowler of Horizons Engineering, Inc., for property owned by Virginia Lane Realty Trust, c/o Dorothy Amanti, TM 74-45, Lord Road. The applicant is seeing approval of a Minor Subdivision Plan application of the property creating one 2.554 +/- acre lot and one 52 +/- acre lot, subdividing off the existing garage lot into a building lot. The applicant is also seeking waivers from Subdivision Regulations (Section 4.06, 14) location of all driveways within 200' of the subject site, and (Section 4.06, 24, summary of drainage upstream to the property.

E. Conceptual Review: None

PB Agenda 5.5.22

F. Board Business

- A report from the Code Enforcement officer concerning a condition of approval for the July 15, 2021 Jason Irving Minor subdivision to report on the stormwater management project for road drainage.

G. Approval of previous meeting minutes:

- April 21, 2022

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): May 19, 2022