



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
SANBORNVILLE NH 03872
TELEPHONE: (603) 522-6205 X 308 FAX: (603) 522-2295

Planning Board Public Meeting Notice & Agenda
LIVE/ VIRTUAL ZOOM MEETING
July 6, 2023 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference 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:
 - **Conditional Use Permit Application:** Submitted by property owners Gary Gottschalk and Melissa Lewis for property location Tax Map 35-42, Gold Coast Drive, Wakefield. The property is in the R2 Belleau Lake Zone. The applicant seeks approval of a Conditional Use Permit to build a 750-square-foot Accessory Dwelling Unit on the top floor of two-story primary dwelling and attached two-car garage. If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered.
 - **Boundary Line Adjustment Application:** submitted by Timothy Peloquin of Promised Land Survey LLC on behalf of property owners 1098 Lovell Lake Road LLC, at Map 209-Lot 7, in the R3 Agricultural Zone, and Mark & Kathleen Marchetti, 1056 Lovell Lake Road, Map 202-Lot 27 in the R2 Lovell Lake Zone. The applicants seek a lot line adjustment between raw land at Map 209-Lot 7 and Map 209-Lot 27. The adjustment would change the current lot size for Map 209 Lot 7 from 46.921 acres to 45.171 acres, and the lot size of Map 202 Lot 7 from .415 acre to 2.165 acres. The applicant also requests the following waivers from the following Development Regulations:
 1. Article IV - Section 4.06, 11 - Delineation of all wetlands and wetlands buffers
 2. Article IV - Section 4.06, 12 - Delineation of all slopes over twenty-five percent (25%)
 3. Article IV - Section 4.06, 13 - Location of all buildings within fifty feet (50) of subject site

4. Article IV - Section 4.06, 14 - Location of all driveways within two-hundred feet (200') of subject site/s
5. Article IV - Section 4.06, 24 - Summary description of drainage, upstream and downstream of subject site/s

If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered.

E. Conceptual Review:

- Eli Goldenberg of Ari's Famous Corn, re: tax map 183-57 and 58 (corner lots Route 109 & Route 16). Discussion about changing zoning.
- Paul Connolly, of Civilworks New England, representing owner Philip Jennison, re: TM 195-8, and TM 176-15, Brackett Road and Oak Hill Road, possible subdivision of three house lots

F. Board Business:

- Application for Planning Board Alternate member: Mary Ellen Leone and sign-off swearing in/nomination form
- Sign-off Swearing in/Nomination Form for Rose Cleveland-Baxter

G. Approval of minutes: June 15, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): July 20, 2023