



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 and Site Walk Notice & Agenda**  
**LIVE/ VIRTUAL ZOOM MEETING**  
**August 3, 2023 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference Room****

**SITE WALK – August 3, 2023 – 6:30 p.m., at the beginning of North Road**  
<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 Nathan Ashe, Sunrun Installation Services, for property located at Map 107 Lot 003, 8.049-acre lot, 1557 Province Lake Road, owned by Lakefield Realty Trust, David Wyckoff, Trustee. The applicant seeks approval of a Conditional Use Permit to install 32 ground-mounted solar panels. The property is located in the R3 Residential zone. [Attendance anticipated via Zoom, Kayla Maggio of Sunrun.]

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

- **Continued from July 20 Planning Board meeting: Major Subdivision Application:** submitted by Daniel Flores, PE, of SFC Engineering Partnership, Inc., of Windham, NH, for property owned by Wyman's Cove LLC, 161 North Road, TM 110-6, 23 acres in the RIII and RII Zoning Districts. The applicants seek approval of a Major Subdivision Application to create four new buildable lots, with the original lot reduced to 1.35 acres and four new lots >3.4 acres. The application includes a waiver request from Development Regulations:

**Article VI, Section 6.01.7** that requires Subdivision along a Class VI Road, or any private road, shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town's ordinances. Owner proposed continuation of the existing private road (North Road.)

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

***The **SITE WALK** will be held prior to the meeting at 6:30, at the beginning of North Road, off of Acton Ridge Road.***

- E. Conceptual Review:
  - Province Lake Road Solar, LLC, ground mounted community solar array, on Map 92, Lot 34, presented by Dammon Frecker, Project Manager, Nobis Group
- F. Board Business:
  - Application for Planning Board Alternate member: Mary Ellen Leone and sign-off swearing in/nomination form
  - Capital Improvement Plan
  - Voluntary Lot Merger- Brunnell; and re-assignment of signature authority
- G. Approval of minutes: July 20, 2023
- H. Correspondence:
- I. Public comment:
- J. Set next meeting date(s): August 17, 2023