



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 Meeting Agenda
LIVE/ VIRTUAL ZOOM MEETING
August 17, 2023 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference Room****

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 Asim Hafeez of Empower Energy Solutions, Inc., of Darien, CT, for property located at Map 180, Lot 075, .712-acre lot, at 9 Sheila Lane, owned by Joshua and Mariah Fournier. The applicant seeks approval of a Conditional Use Permit to install 32 ground-mounted solar panels. The property is located in the R1 Residential zone.

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

- ***Continued from August 3 Planning Board meeting to September 7 Planning Board meeting at applicant's request: 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.

E. Conceptual Review:

F. Board Business:

- Signing of Mylar: George-Mackillop, TM 134-1 and 133-1, Boundary Line Adjustment

G. Approval of minutes: August 3, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): September 7, 2023