



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
August 18, 2022 @ 7:00 pm, Wakefield Town Hall, Opera House, Second Floor

<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:
 - **Major Site Plan Review Application and Conditional Use Permit Application:** submitted by Charles E. Karcher of Norway Plains Associates for property owned by Province Line Associates, LLC, Tax Map 9 Lot 113, a 267-acre property located in the Residential II and Agricultural Zones. The applicant is seeking a Conditional Use Permit and Major Site Plan Review to expand the existing campground by adding 20 more cabin sites. Cabins will be serviced by an outhouse at every site that will be located on a plastic tank for cleaning and pumping out as required. There will be a community well installed for drinking water and personal use as needed. Cabins will be 400 s/f on a 1500 s/f area. Applicant is also seeking waivers from:
 1. Checklist Section 4.04 – Certifications-Boundary Survey Plans due to the parcel being over 200 acres and the expansion area is less than 5 acres;
 2. Checklist Section 4.05 – Certifications-Engineering Plans due to the small size of the development and the gravel camp road, there has been no need for engineering plans. The camp road is going to adhere to the existing topography as much as possible.
 3. Checklist Section 4.10A – Boundary Survey Plan, as there was a partial survey done to establish the Route 153 Right-of-Way and the abutting parcel to the east in order to confirm that zoning setbacks were met. The request is a waiver to the full survey of the 200+/- acre parcel.

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

- **Minor Subdivision Plan Application:** submitted by property owner Georges Realty, LLC, of 672 Rimmon Street Rear, Manchester, NH for property location Map 207, Lot 27, [6.77 acre] 1622 Lovell Lake Road, Wakefield. The applicant is seeking approval of a Minor Subdivision Plan, creating one 3.6-acre and one 3.13-acre lot.

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

- **Conditional Use Permit Application:** submitted by Derek Robertson and Stephen Masella of Fine Home Improvements, 1 Beechtree Circle, Wakefield, MA, for property owned by Kenneth & Joan Gatto, of 52 Haven Way, Ashland, MA 01721, located at 111 Towle Road, TM 9-047. The applicants seek approval of a Conditional Use Permit to add a 650-square foot accessory dwelling unit to be located above a shed, built to comply with all building and life safety codes. The applicants propose installation of a new septic system to allow for the ADU, and intend to add two parking spots for the ADU for a total of five parking spots.

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

E. Conceptual Review:

- Danny Davis for Forest Truck & Auto, LLC at TM 179-13, 2063 Wakefield Road, applying for a Retail Dealership License
- Dennis Tyler, Raise-a-Dock, 1625 White Mountain Highway, TM 211-015, interested in adding another building at the site for storage

F. Board Business:

- Coleman McDonough, request for bond release, 80-82 Blossom Street Realty Trust, 49 Crystal Lane, TM 213-01

G. Approval of previous meeting minutes:

- August 4, 2022 & July 21, 2022

H. Correspondence:

- "Changes to Planning & Zoning Laws in 2022: *A Guide for Municipalities*," from NH OPD/NHMA/and NH BEA
- Supplement to above: "*HB 1661: What Local Land Use Officials Need to Know!*"

I. Public comment:

J. Set next meeting date(s): September 1, 2022