



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**

September 7, 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:
 - **Minor Subdivision Application:** submitted by Kerry Fox of Fox Survey Company, Sanbornville, for property owned by Province Line Associates, LLC, **Map 25, Lot 005**, on Leighton Corners Road, located in the Agricultural Zone. The applicants seek approval of a Minor Subdivision Application to subdivide a 15.4-acre tract from the original parent tract of 248 acres.

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

- *****Continuance requested to Sept. 21st 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.

- ***Continued from August 17 Planning Board meeting: Conditional Use Permit Application:*** submitted by 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. Empower representative Fritz Deol is expected to attend via Zoom.

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

E. Conceptual Review: none

F. Board Business:

- **CIP committee – presentation of 2024 CIP report**
- **Province Line Associates LLC – 19-002 [campground expansion] Bond release**

G. Approval of minutes: August 17, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): September 21, 2023