



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**

September 21, 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:

- *****Continuance requested to Oct. 19 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 September 7 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.

- **Conditional Use Permit Application:** submitted by property owner Robert Goodwin of 99 Pick Pocket Road, Map 19, Lot 001, which is 15.6 acres. The applicant seeks approval of a Conditional Use Permit to install 16 additional ground mounted solar panels [192 square feet] to an existing, previously approved, solar array. The property is located in the R2 Belleau Lake Residential zone.

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

E. Conceptual Review:

- Mary Palmer, 285 Robinhood Rd, East Wakefield, regarding having chickens at her property in the R1 Zone, TM45-102
- Carolyn Cossette and Michael Tsaltis regarding changing office space to apartment and creating a home office at 357 Meadow Street, in the Village/Res Zone, 183-049.

F. Board Business:

- Review of septic system ordinances that other NH towns have instituted for waterfront properties
- Introducing Land Use Clerk Amber Marcoux [a new direct email address is forthcoming]

G. Approval of minutes: August 17, 2023, September 7, 2023

H. Correspondence:

I. Public comment:

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