



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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LANDUSECODEDEPT@WAKEFIELDNH.COM

**Zoning Board of Adjustment
Public Meeting Notice & Agenda
Thursday, January 11, 2024 @ 7 p.m., BOS Conference Room
Site Walks January 6, 2024 9:00 am**

Join Zoom Meeting: <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 quorum of the Planning Board may be in attendance.

A. Pledge of Allegiance & Call the meeting to order

B. Seat Alternates as necessary

C. Public Hearings:

Continuance from 11-14-2023

- **Motion for Rehearing:** submitted by Whittier Communications, Inc., through its attorneys, Ransmeier & Spellman, P.C., for property owned by **Province Line Associates, LLC** located at Tax Map 9-113, 4870 Province Lake Road. The applicant was granted a request for the ZBA to rehear its decision of September 14, 2023 in which it denied Whittier's appeals of the Planning Board's decision of October 6, 2022 approving Vertex Tower Assets, LLC's site plan application to construct a personal wireless cell tower within four miles of an existing tower owned by Whittier Communications. The Applicant alleges that the Planning Board erred when it interpreted Zoning Ordinance Article 24 Section E.5 and Section F.

Continuance from 11-14-2023

- **Motion for Rehearing:** submitted by Whittier Communications, Inc., through its attorneys, Ransmeier & Spellman, P.C., for property owned by **Savannahwood LLC** located at Tax Map 92-34 on Province Lake Road. The applicant was granted a request for the ZBA to rehear its decision of September 14, 2023 in which it denied Whittier's appeals of the Planning Board's decision of October 6, 2022 approving Vertex Tower Assets, LLC's site plan application to construct a personal wireless cell tower within four miles of an existing tower owned by Whittier Communications. The Applicant alleges that the Planning Board erred when it interpreted Zoning Ordinance Article 24 Section E.5 and Section F.
- **Variance Application:** submitted by **Donald P. Lesperance, Jr.** for property co-owned with Donald P. Lesperance, Sr. Tax Map 180-002, 21 Cosmar Drive. The applicant

seeks a variance from Article 3, Table 3-Density and Minimum Dimensional Requirements, in order to add a second story on the commercial building, with a proposed use as an Accessory Dwelling.

Site Walk Notice: The ZBA will conduct a site prior to the meeting, **Saturday, January 6, 2024 at 9:00 am at 21 Cosmar Drive.**

Directions: From Town Hall at 2 High Street, turn right onto Meadow Street, take first left after railroad tracks onto Cosmar Drive, third building on left. **Please note: parking is very limited-board members are encouraged to carpool.**

- **Variance Application:** submitted by **Bryon McHugh**, Tax Map 111-008, 167 Dearborn Road. The applicant seeks a variance from Article 23B, Section E.1-Home Industry, in order to operate a home business to include cutting/selling firewood, welding and car repairs.

Site Walk Notice: The ZBA will conduct a site prior to the meeting, **Saturday, January 6, 2024 at 9:30 am at 167 Dearborn Road.**

Directions: From Town Hall at 2 High Street, travel up High Street to Wakefield Road, veer left onto Wakefield Road, take first right onto Province Lake Road, go approximately 2.4 miles and turn right onto Acton Ridge Road. Go approximately 1.6 miles and turn right onto Dearborn Road, approximately 0.3 miles to 167 Dearborn Road. **Please note: parking is very limited-board members are encouraged to carpool.**

D. Board Business:

E. Correspondence:

F. Approval of Minutes:

- December 14, 2023

H. Set Next Meeting Date:

I. Adjournment