



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
October 6, 2022 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference Room**

<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:

- ***Application withdrawn:***

- **Major Subdivision Plan Application and Conditional Use Permit Application:** submitted by Barry Gier, P.E., Jones & Beach Engineers, Inc., Stratham, NH, for property owned by Linda Wickers Williamson, of 47 School St., Charlestown, MA, on Donahue Road, Tax Map 171, Lot 12, total acreage 38.825-acre. The applicant is seeking approval of a Major Subdivision Plan to create 11 residential lots in the Residential 2 Zone.

- ***Continuance:***

- **Major Site Plan Application:** submitted by Francis D. Parisi, Vertex Tower Assets, LLC for property owned by Savannahwood, LLC; located on Province Lake Road, Tax Map 92-34. The Applicant is seeking an approval for a Major Site Plan Application in order to construct a personal Wireless Service facility consisting of a 120' tall monopole tower (126' to top of highest appurtenance.)

- ***Continuance:***

- **Major Site Plan Application:** submitted by Francis D. Parisi, Vertex Tower Assets, LLC for property owned by Province Line Associates Trust, Adam & Christiane Benzing co-trustees, located on 4870 Province Lake Road, Tax Map 9-113. The Applicant is seeking an approval for a Major Site Plan Application in order to construction a personal Wireless Service facility consisting of a monopole tower (126' to top of highest appurtenance.)

- ***Continuance:***

- **Minor Subdivision Plan Application:** submitted by Chris Hickey of Keach Nordstrom Associates, for property owned by 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

- **Minor Subdivision Plan Application:** submitted by Bryan Berlind of Land Technical Service Corp., of Ossipee, NH, for property owned by Justin Worthley & Alfred Lavalle, TM 147-3, [total 70.43 acre] at 22 Garney Road, Wakefield. The applicant is seeking approval of a Minor Subdivision Plan, creating one 5.821-acre lot and one 64.608-acre lot.

The applicant is seeking a waiver to the following subdivision regulation:

4.06 11 Delineation of all Wetlands and Buffers. The waiver is requested only for the 65.6 acres remaining land. Said remaining land is already developed with a residence thereon. USDA NRCS shows the remaining land as being a Woodbridge fine sandy loam, which is not a wetlands soil. Note that the proposed 5.82-acre lot does have all wetlands and buffers delineated. Requiring the landowner to delineate wetlands on an already developed, 64.6-acre remaining land places an undue burden, expense and hardship upon the landowners. If this application is accepted as complete, it will be on each Planning Board agenda until a decision is rendered.

F. **Conceptual Review:**

- Orin Rogers for property at 2812 Province Lake Road, TM 77-41, discussion of options for property

G. **Board Business:**

- Signing of Mylars: Zolt, Major Subdivision, TM 28-2, and Krasowski, Boundary Line Adjustment, TM 117-4 & 5
- Campsites and Shore Frontage

H. **Approval of minutes:**

- September 15, 2022

I. **Correspondence:**

J. **Public comment:**

K. **Set next meeting date(s): October 20, 2022**