



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 19, 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 November 2, 2023 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.

- **Boundary Line Adjustment Application:** submitted by Bryan Berlind of Horizons Engineering for two properties owned by Ken and Chris Paul, Oak Hill Road, TM 175-9, 5.01 acre, and TM 187-1, 27.505 acres. The applicants seek approval of a Boundary Line Adjustment Application whereby parcel 175-9 would consume a 7.919 parcel from

TM 187-1. The result would adjust the size of TM 175-9 to 12.937 acre and TM 187-1 to 19.383 acres.

The application includes waiver requests from Development Regulations for both lots, TM 187-1 and TM 175-9:

- Article IV – Section 4.06, 11 – Delineation of all wetlands and wetlands buffers
- Article IV – Section 4.06, 12 – Delineation of all slopes over twenty-five percent (25%)
- Article IV – Section 4.06, 14 – Location of all driveways within two-hundred feet (200') of subject site/s

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

E. Board Business: Sign Mylar for Province Line Associates TM 25 Lot 5

F. Approval of minutes: October 5, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): November 2, 2023