



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**

**November 16, 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:

**Conditional Use Permit Application:**. submitted by Matt Belliveau of SolarWerks LLC, of Ipswich, MA, for property located at Map 182, Lot 008, an 18-acre lot, at 95 Wentworth Road, owned by Stanley and Stacey Dodier. The applicant seeks approval of a Conditional Use Permit to install a 9.6kW DC Solar Photovoltaic Ground Mount Array. The property is located in the Agricultural Zone, within the Aquifer and Watershed Overlay.

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

- E. Board Business:
  - Septic Ordinance continued discussion – examples:
    - [Chesterfield, NH](#)
    - [Deering, NH](#)
    - [New Durham, NH](#)
  - Solar Ordinance discussion – key points to address:
    - How do we address solar farms?
    - Should there be a buffer, if so, what is appropriate?
    - Fire department training
    - Definition of a solar farm
    - Table of uses – clarify what's there for solar versus farm
- F. Approval of minutes: November 2, 2023
- G. Correspondence:
- H. Public comment:
- I. Set next meeting date(s): December 7, 2023