



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 2, 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: Minor 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, 20.96 acres in the RIII and RII Zoning Districts. The applicants seek approval of a Minor Subdivision Application to create two new buildable lots, for a total of three lots. [Application was previously reviewed as a 5-lot subdivision.] 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.
- E. Board Business:
 - Septic Ordinance continued discussion
 - Zoning Amendment changes for 2024 Town Meeting
- F. Approval of minutes: October 19, 2023
- G. Correspondence:
- H. Public comment:

I. Set next meeting date(s): November 16, 2023