



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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Zoning Board of Adjustment Public Meeting Notice & Agenda

Thursday, December 14, 2023 @ 7 p.m., BOS Conference Room

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:

- **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.
- **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 **Monette Cotreau** for property located at **668 Brackett Rd, TM 195-46**, a .46-acre lot, located in the Residential II (Lovell Lake) Zone. The applicant is seeking relief from Wakefield Zoning Ordinance, Article 15, Sections A-F, Performance Standards for Areas Within the Residential II Shorefront District in order to re-build a previously existing boathouse and repair or replace the existing dug-in concrete basin.

- **Site Walk Notice:** The ZBA will conduct a site walk prior to the meeting on Saturday, **December 9, 2023, 9:00 am at 668 Brackett Road.**

Directions: From Town Hall at 2 High Street, turn left onto Meadow Street, continue straight to Witchtrot Road, turn right onto Brackett Road, continue for 1.3 miles to 668 Brackett Road.

Please note: parking is very limited – board members are encouraged to carpool.

- **Variance Application:** submitted by **Margaret Baird** for property located at **111 Heath Rd, TM 190-013**, a .24-acre lot, located in the Agricultural (Salmon Falls River) Zone. The applicant is seeking relief from Wakefield Zoning Ordinance, Article 3, Sections 2, Minimum setbacks in order to construct a front porch.

- **Site Walk Notice:** The ZBA will conduct a site walk prior to the meeting on Saturday, **December 9, 2023, 9:30 am at 111 Heath Road.**

Directions: From Town Hall at 2 High Street, turn left onto Meadow Street, at intersection take right, take left onto Route 109, continue for approximately 5 miles, immediately before NH/ME State Line, Heath Road is on the right, then approximately ¼ mile on left is 111Heath Road.

Please note: parking is very limited – board members are encouraged to carpool.

- **Variance Application:** submitted by **Dube Plus Construction** for property owned by **Laurie M. Murphey Revocable Trust**, located at **21 Fay Way, TM 81-8**, a 0.243-acre lot, located in the Residential II Pine River Pond Zone. The applicants are seeking relief from Wakefield Zoning Ordinance, Article 3, Table 2, Minimum Setbacks, in order to expand the existing deck.

- **Site Walk Notice:** The ZBA will conduct a site walk prior to the meeting on Saturday, **December 9, 2023, 10:00 am at 21 Fay Way.**

- **Directions:** From Town Hall at 2 High Street, drive up the hill and take a left at the stop sign at Wakefield Road, take first right onto Rte. 153/Province Lake Road, take left onto Blackwood Road, take left onto Anglin Road, take slight right on James Ave., bottom of hill straight on Fay Way, house is 3rd on the left. ***Please note: parking is very limited – board members are encouraged to carpool.***

D. Board Business:

E. Correspondence:

- Effingham ZBA Abutter Notice

F. Approval of Minutes:

- November 9, 2023

H. Set Next Meeting Date: January 11, 2024 (2 Potential Site walks, 1/6/2024 -more info to follow)

I. Adjournment