



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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LANDUSECODEDEPT@WAKEFIELDNH.COM

Zoning Board of Adjustment Public Hearing Notice & Agenda Monday, December 19, 2022 @ 7 p.m., **Town Hall Meeting 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. Pledge of Allegiance & Call the meeting to order

B. Seat Alternates as necessary

C. Public Hearing:

- **Variance Application:** submitted by Thomas Daniels for Daniels Revocable Trust of 2022, 500 Pinewood Shores, TM 83-20, Pine River Pond Store. The applicant is seeking relief from Wakefield Zoning Ordinances, Article 3, Table 1-Permitted Uses; to allow a home business in a Residential II district which is not allowed and Article 23B-Home Enterprises, section E.-1; Minimum acreage Requirement: 3-acre, parcel is .58-acres.

If the application is accepted as complete, it will be on each Zoning Board Adjustment agenda until a decision is rendered.

Site Walk Notice: The ZBA will conduct a site walk on **Saturday, December 17, 2022 at 10:00 a.m.** at the property, 500 Pinewood Shores Road.

Directions: From Town Hall, drive up High Street, take a left onto Wakefield Road and take a right on NH Route 153/North [Province Lake Road] 3.7 miles, take a right onto Pinewood Shores Road, 500 Pinewood Shores is approximately $\frac{3}{4}$ of a mile on the right.

- **ZBA has received a request to continue this hearing to March 20, 2023:**
Application for Appeal of Administrative Decision: submitted by Whittier Communications, Inc. for property owned by Province Line Associates, LLC located at Tax Map 9-113, 4870 Province Lake Road. The applicant is seeking that the ZBA overturn a Planning Board decision dated October 6, 2022, granting the Major Site Plan Application of Vertex Tower Assets, LLC to construct and operate a Cell Tower on the subject property. The Applicant alleges that the Planning Board erred when it interpreted Zoning Ordinance Article 24 Section E.5 and Section F.

If the application is accepted as complete, it will be on each Zoning Board of Adjustment agenda until a decision is rendered. Copies of the application are available online via the ZBA page, applications link, at wakefieldnh.com, and available for public review during regular Land Use Department office hours.

- ***ZBA has received a request to continue this hearing to March 20, 2023:***
Application for Appeal of Administrative Decision: submitted by Whittier Communications, Inc. for property owned by Savannahwood LLC located at Tax Map 92-34 on Province Lake Road. The applicant is seeking that the ZBA overturn a Planning Board decision dated October 6, 2022, granting the Major Site Plan Application of Vertex Tower Assets, LLC to construct and operate a Cell Tower on the subject property. The Applicant alleges that the Planning Board erred when it interpreted Zoning Ordinance Article 24 Section E.5 and Section F.

If the application is accepted as complete, it will be on each Zoning Board of Adjustment agenda until a decision is rendered. Copies of the application are available online via the ZBA page, applications link, at wakefieldnh.com, and available for public review during regular Land Use Department office hours.

D. Board Business:

- Approval of Rules of Procedure.

E. Correspondence:

F. Approval of Minutes:

- November 21, 2022

G. Set Next Meeting Date: March 20, 2023

H. Adjournment