



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**

February 15, 2024 @ 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 Brian Taylor, for Michael Fairchild Trust, of Laconia, NH, for property located at Hilltop Drive, Map 149, Lot 41, a 1.60-acre lot owned by Michael Fairchild Trust.

The applicant seeks approval of a Conditional Use Permit to allow construction of a single-family home. The property is located in the Business Commercial Zone.

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 Steven Oles of Norway Plains Associates, for three properties, owned by Montvale Realty LLC, Lord Road, TM 58-50-1, 26.94 acres, and Kevin Train, 128 Camp Road, .327 acre, TM 68-21, and Mueller Family Revocable Trust, 120 Camp Road, TM 68-22, .40 acre. The applicants seek approval of a Boundary Line Adjustment Application whereby parcel 58-50-1 would convey a 1.25 acre parcel to TM 68-21 and a 2.38 acre parcel to TM 68-22. The result would adjust the size of TM 58-50-1 to 24.56 acres and TM 68-21 to 1.58 acres and TM 68-22 to 2.79 acres

The application includes waiver requests from Development Regulations for TM 58-50-1:

- 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%)

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

- **Site Plan Review Application:** submitted by Jones & Beach Engineers Inc., of Stratham, NH, for property located at NH16/Governors Road & Crystal Lane, Map 214, Lot 13, a 1.00 acre lot & Lot 14 a 1.41 acre lot, owned by Coleman McDonough.

The applicant seeks a design review for a Major Site Plan Application with the intent of this project to construct a site plan consisting of 2 retail/commercial buildings containing 6,000 S.F. total and one light industrial building containing 18,000 S.F. Buildings to be served by on-site well and septic.

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

Copies of the application and Zoom invite are on the Town website and are available for public review during regular Land Use Department office hours.

E. Conceptual Review:

F. Board Business:

G. Approval of minutes: February 1, 2024

G. Correspondence:

H. Public comment:

I. Set next meeting date(s): March 7, 2024

J. Adjournment