



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, March 14, 2024 @ 7 p.m., BOS Conference Room

Site Walks March 9th, 2024 beginning at 9:00 am

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 Hearings:

- **Variance Application:** submitted by Derek Robertson and Stephen Masella for property located at 111 Towle Farm Road, East Wakefield, NH, TM 009 Lot 047, a 0.66-acre lot, located in the Residential 2 (Province Lake) Zone. The applicant is seeking relief from Wakefield Zoning Ordinance, Article 23D, Section G, Accessory Dwelling Unit, in order to allow for additional square footage of an Accessory Dwelling Unit.

Site Walk Notice: The ZBA will hold a SITE WALK at the location, 111 Towle Farm Road, Unit B, on **Saturday, March 9th at 9 a.m.** Directions from Town Hall: turn right on High Street; take a left onto NH-153/Wakefield Road, and take a right onto NH 153 North; drive 10 miles then turn left onto Bonnyman Road to Towle Farm Road; lot is on the left. Unit B is up the hill behind Unit A.

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.

- **Variance Application:** submitted by Barry Gier of Jones & Beach Engineers, Inc., on behalf of applicant 80-82 Blossom Street Realty Trust [Coleman McDonough] for property owned by Kros Nest Holdings, Inc., [applicant has property under agreement] for property located on Wakefield Tax Maps 214, Lots 13, lots 14 and 14-1; Property contains 2.93 acres of land with frontage on Crystal Lane, Governors Road, and NH Route 16. Lots 214-14 and 214-14-1 are in the Business & Commercial Zone with lot 214-13 located in the Light Industrial District.

Site Walk Notice: The ZBA will hold a SITE WALK on the property located at the northeast corner of Governors Road and Crystal Lane at **9:45 a.m., Saturday, March 9th.** Directions from Town Hall: Take Meadow Street out to the Route 16/White Mountain Highway traffic lights at the Mobile station; take a left at the lights and continue south on Route 16/White Mountain Highway

to Governors Road; take a right onto Governors Road, and another right onto Crystal Lane. The lots in question are on the right, just before Frothingham Electronics Corp.

The applicant is seeking relief from Wakefield Zoning Ordinance, Article 3, Table 2, Minimum Setbacks to the street, listed as 20 feet in the Business & Commercial Zone and 50 feet in the Light Industrial Zone, to allow parking within the setback. Applicant requests revising the setback to 10 feet.

D. Board Business:

E. Correspondence:

F. Approval of Minutes:

- January 11, 2024

H. Set Next Meeting Date:

I. Adjournment