



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**

**March 21, 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:

**Minor Subdivision Application:** submitted by Kerry Fox of Fox Survey Company for Tax Map 25 Lot 5, on Leighton Corners Road and Pick Pocket Road, a 232.6-acre lot owned by Province Line Associates of Parsonsfield, Maine. The applicant seeks approval for a Minor Subdivision Application to subdivide a 6.03 parcel for use as a residential building lot. The lot is located in the Agricultural Zone within the Aquifer overlay. The applicant seeks the following waivers:

- Section 4.06 (9) Property Boundary Lines, inclusive of distances and angles;
- Section 4.06 (11) Delineation of all wetlands and wetlands buffers;
- Section 4.06 (12) Delineation of slopes over 25 percent on the remaining lands;
- Section 4.06 (13) Location of buildings within fifty feet of the subject site;
- Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line;
- Section 4.06 (15) Existing access roads, recreational trails, and boundaries.

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.

**Boundary Line Adjustment Application:** submitted by Kerry Fox of Fox Survey Company for Tax Map 126 Lot 19, 63 North Shore Drive, 1.473-acres, and Tax Map 126, Lot 20, 75 North Shore Drive, a .479-acre lot, both owned by the Estate of Bruce White, [Executor Steven Fugarazzo]. The applicants seek approval of a Boundary Line Adjustment application to increase the lot size of TM 126-20 to .910-acre and decrease the lot size of TM 126-19 to 1.033-acre. The applicant seeks the following waivers:

- Section 4.06 (13) Location of buildings within fifty feet of the subject site;
- Section 4.06 (14) Location of all roads or driveways within 200 feet of the subject line;

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: None

F. Board Business:

Montvale, Train, Muller Mylar – For Board Signatures

G. Approval of minutes: March 7, 2024

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): April 4, 2024

K. Adjournment