



## TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE: (603) 522-6205 X308 FAX: (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

### **Zoning Board of Adjustment Public Meeting Notice & Site Walk Agenda Thursday, April 11, 2024 @ 7 p.m., BOS Conference Room**

A. Pledge of Allegiance & Call the meeting to order

B. Seat Alternates as necessary

C. Public Hearings:

**\*Continued from 3/14/2024\***

You are hereby notified that the Wakefield Zoning Board of Adjustment will conduct a **Public Hearing on Thursday, April 11, 2024 at 7:00 PM** at the Wakefield Town Hall, Sanbornville, NH for the following application:

**Variance Application:** submitted by Barry Gier of Jones & Beach Engineers, Inc., on behalf of applicant 80-82 Blossom Street Realty Trust, for property owned by Kros Nest Holdings, Inc., [Coleman McDonough Rev. Trust has property under agreement] for property located on Wakefield Tax Maps 214, Lots 13, and Lots 14 and 14-1, owned by Coleman McDonough. Lot 13 contains 1 acre of land with frontage on Crystal Lane, Governors Road. Lots 14 & 14-1 contain 1.93 acres with frontage on Governor's Road and NH Route 16. Lot 214-13 is located in the Light Industrial District. Lots 214-14 and 214-14-1 are in the Business & Commercial Zone.

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 to be setback 10' from the property line.

**Variance Application:** submitted by Barry Gier of Jones & Beach Engineers, Inc., on behalf of applicant 80-82 Blossom Street Realty Trust, for property owned by Kros Nest Holdings, Inc., [Coleman McDonough Rev. Trust has property under agreement] for property located on Wakefield Tax Maps 214, Lot 13, and Lot 14, owned by Coleman McDonough. Lot 13 contains 1 acre of land with frontage on Crystal Lane, Governors Road. Lot 14 contains 1.41 acres with frontage on Governor's Road and NH Route 16. Lot 214-13 is located in the Light Industrial District. Lot 214-14 is in the Business & Commercial Zone.

The applicant is seeking relief from Wakefield Zoning Ordinance, Article 3, Table 2, Minimum Setbacks. Applicant requesting a 10' front setback for the proposed building #3 where 50' is required on Lot 13 and 20' is required on Lot 14.

If the applications are accepted as complete, they 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](http://wakefieldnh.com), and available for public review during Land Use Department office hours.

**Variance Application:** submitted by Kerry Fox of Fox Survey Company on behalf of applicants Ralph and Karen Eaves for property they own at 276 Grenier Road, Sanbornville, Tax Map 57 Lot 021, a .19-acre lot in the Residential II Pine River Pond zone with 100-foot water frontage. The applicants seek

relief from Article 3, Table 2, of the Zoning Ordinance, Minimum Setback requirement of 50 feet from the Shoreline, 10 feet from the side yard setbacks, and 20 feet from the street set-back with the intent of constructing a 24' by 24' foot garage on the property. The proposed site plan shows the garage encroaches into the 50-foot setback from the shoreline buffer as well as the sideline and street setbacks.

**Site Walk Notice:** The ZBA will hold a SITE WALK on the property located at 276 Grenier Road on Thursday, April 11 at 6:15 p.m. prior to the ZBA meeting at 7 p.m. at Town Hall.

**Directions from Town Hall:** Take Meadow Street west to the lights at the Exxon Mobil Station and take a right onto Route 16/White Mountain Highway; turn right at Pine River Pond Road, in 1.2 miles turn right onto Lord Road for .4 mile then turn right onto Grenier Road. Home will be on Grenier Road on the right. **Parking is limited and carpooling is encouraged.**

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, active applications link, at [wakefieldnh.com](http://wakefieldnh.com), and available for public review during Land Use Department office hours.

D. Board Business:

Discuss printing of meeting packets, one-sided vs two-sided

E. Correspondence:

F. Approval of Minutes:

- March 14, 2024

H. Set Next Meeting Date:

I. Adjournment

**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)