



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
April 18, 2024 @ 7:00 pm, Wakefield Town Hall, First Floor Conference Room

- A. Pledge of Allegiance & Call to Order
- B. Seat Alternates as necessary
- C. Public Comment
- D. Public Hearings:

Conditional Use Permit Application: submitted by Norman & Denise Butler, Jr., for their property located at 63 Pond Road, Map 194, Lot 10, a 1.20-acre lot.

The applicant seeks approval of a Conditional Use Permit to create an Accessory Dwelling Unit by converting the two-car garage, located on the first level of their existing home, into living space. Resulting in 605 sq. ft. of additional living space. The property is located in the Residential II Lovell Lake Zone.

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

Continued from April 4, 2024

Conditional Use Permit: submitted by Charlie Edwards of Edwards Builders, on behalf of James & Darlene Cordaro, for Tax Map 154 Lot 61, 191 Veazey Point Road, a 1.403 acre lot, zoned R2, Great East Lake. The applicant seeks approval of a Conditional Use Permit to build a 600-square-foot Accessory Dwelling Unit on the top floor of a detached garage.

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

Continued from April 4, 2024

Major Site Plan Review: submitted by Nobis Group of Concord, NH, on behalf of Savannahwood, LLC and Province Lake Road Solar, LLC, for property located at Province Lake Road, Map 92, Lot 34, a 136.3 acre lot owned by Savannahwood LLC. The applicant seeks approval of a Major Site Plan Review for a solar array project to consist of an approximately 3 MW AC solar array on an undeveloped property located between Province Lake Road and Perkins Hill Road. Construction would include solar arrays, utility interconnection equipment, access road, fencing and stormwater management areas. The property is located in the Residential III Zone.

Additional Information Received

Continued from April 4, 2024

Conditional Use Permit: submitted by Nobis Group of Concord, NH, on behalf of Savannahwood, LLC and Province Lake Road Solar, LLC, for property located at Province Lake Road, Map 92, Lot 34, a 136.3 acre lot owned by Savannahwood LLC. The applicant seeks approval for a solar array project to consist of an approximately 3 MW AC solar array on an undeveloped property located between Province Lake Road and Perkins Hill Road. Construction would include solar arrays, utility interconnection equipment, access road, fencing and stormwater management areas. The property is located in the Residential III Zone.

Site Walk Notice: The Planning Board will hold a SITE WALK at the location, Perkins Hill Road, on Thursday, April 18th at 6 p.m. Directions from Town Hall: turn right on High Street; take a left onto NH-153/Wakefield Road, and take a right onto Province Lake Road, travel approximately 5 miles and turn right onto Perkins Hill Road.

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:

Board Reorganization
Alternate Appointment(s)
Escrow Release Requests

G. Approval of minutes: March 21, 2024

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): May 2, 2024

K. Adjournment:

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)