



TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

2 HIGH STREET
SANBORNVILLE NH 03872
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**Planning Board Public Meeting Notice & Agenda
LIVE/ VIRTUAL ZOOM MEETING**

July 20 2023 @ 7:00 pm, Wakefield Town Hall, **First Floor Conference Room**

<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 to Order
- B. Seat Alternates as necessary
- C. Public Comment
- D. Public Hearings:
 - **Boundary Line Adjustment Application:** submitted by Raymond Bisson of Stonewall Surveying, Barrington, NH, for property owned by Alan George and Mary Mackillop, on Cottle Lane and 52 Garney Road, TM 134-1 and TM 133-1. The applicants seek approval of a Boundary Line Adjustment Application which would reduce the 67 +/- acre lot **[TM 133-1]** to 10.49, and increase the 3 +/- acre lot **[TM 134-1]** to 60 acres +/-.

The application includes waiver requests from Development Regulations for the entire 67 acres of TM 133-1 and TM 134:

1. Article IV – Section 4.06, 09 - Property boundary lines, inclusive of distances and angles plotted to scale
2. Article IV – Section 4.06, 11 – Delineation of all wetlands and wetlands buffers
3. Article IV – Section 4.06, 12 – Delineation of all slopes over twenty-five percent (25%)
4. Article IV – Section 4.06, 13 – Location of all buildings within fifty feet (50) of subject site
5. Article IV – Section 4.06, 14 – Location of all driveways within two-hundred feet (200') of subject site/s

6. Article IV – Section 4.06, 15 - Existing access roads, recreational trails and boundaries (such as stone walls, barbed wire, etc.)
7. Article IV – Section 4.06, 16 - Existing and proposed buildings and driveways on-site

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

- **Major Subdivision Application:** submitted by Daniel Flores, PE, of SFC Engineering Partnership, Inc., of Windham, NH, for property owned by Wyman’s Cove LLC, 161 North Road, TM 110-6, 23 acres in the RIII and RII Zoning Districts. The applicants seek approval of a Major Subdivision Application to create four new buildable lots, with the original lot reduced to 1.35 acres and four new lots >3.4 acres. The application includes a waiver request from Development Regulations:

Article VI, Section 6.01.7 that requires Subdivision along a Class VI road, or any private road, shall not be approved unless the applicant upgrades such road to meet the design standards of this regulation and the Town’s ordinances. Owner proposed continuation of the existing private road (North Road.)

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

E. Conceptual Review:

- Margaret Krasowski, Stoneham Road, TM 117-005, 16.68 acres, possible subdivision.

F. Board Business:

G. Approval of minutes: July 6, 2023

H. Correspondence:

I. Public comment:

J. Set next meeting date(s): August 3, 2023