



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE NH 03872
TELEPHONE: (603) 522-6205 X308
FAX: (603) 522-2295

Notice of Decision Map 194, Lot 010 Conditional Use Permit Application

Applicant: Norman and Denise Butler, Jr.

Owner: Norman and Denise Butler, Jr.

Location: 63 Pond Road, Map 194, Lot 010

On April 18, 2024, the Planning Board of the Town of Wakefield conducted a public hearing for a Conditional Use Permit to convert a two-car garage and a portion of the basement, located on the first level of their existing home, plus a 12'x12' existing bedroom, into an approximately 749-square foot Accessory Dwelling Unit in the Residential II District.

The board reviewed the eight (8) criteria as detailed in Article 29 of the Zoning Ordinance that must be met for a Conditional Use Permit to be granted. For each, the board's findings were as follows:

1. Accessory Dwelling Units (ADU) are only allowed in the Residential II Shorefront district with a Conditional Use Permit. The board reminded the applicant that the ADU may not exceed 750 square feet.
2. The proposed use is consistent with the Master Plan in that it will not impact the rural character. The accessory dwelling unit is proposed to be created by converting existing interior garage and basement space to habitable space for the ADU.
3. The property is in a residential shorefront area. 1.2 acres of land is adequate for a house and ADU. Reminder, that all ADUs as part of the permitting process will need to demonstrate they have made provisions for adequate water and septic provision.
4. The proposed use is consistent with the character of the surrounding area. The ADU is designed to be indistinguishable from the existing accessory garage and single-family home.
5. There is no known potential nuisance or hazard to vehicles or pedestrians.
6. There should be no burden on town services and facilities.
7. There should be no impact upon the public health, safety, and general welfare of the neighborhood.
8. The proposed use is not a boat launch facility; therefore, this criterion is not applicable.

The Conditional Use Permit was approved by a vote of 5-0-0.

The Board based its decision on the application, plans, and supporting oral and written information and the record provided by the applicant, professional staff for the applicant and Board, and public comment, as reflected in the minutes on file at Wakefield Town Hall. This information shall be incorporated into the decision by reference.

Please note that the selectmen, any party to the action, or any person directly affected, has the right to appeal this decision within 30 days from the notice of decision. See RSA Chapter 677:15.



Tom Dube
Planning Board Chair

4/26/24
Date