



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

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## **Notice of Decision Map 154, Lot 061 Conditional Use Permit Application**

**Applicant:** Edwards Builders

**Owner:** James and Darlene Cordaro

**Location:** 191 Veazey Point Road, Map 154, Lot 061

On April 18, 2024, the Planning Board of the Town of Wakefield conducted a public hearing for a Conditional Use Permit to construct a 600-square foot Accessory Dwelling Unit on the top floor of a detached garage located 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 are only allowed in the Residential II Shorefront district with a Conditional Use Permit. The applicant's representative has indicated that the owners will be present on site for 4 consecutive months of the year in order to meet the requirements of Article 23D, Paragraph F of the Town of Wakefield Zoning Ordinance.
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 entirely within an existing garage structure where interior will be retrofit to support a second floor habitable area.
3. The property is in a residential shorefront area. 1.4 acres of land is adequate for a house and ADU.
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 will be no burden to town services or facilities from the proposed use.
7. There is no anticipated 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.

  
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Tom Dube  
Planning Board Chair

4/26/24  
Date