

TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET
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Notice of Decision Map 040, Lot 029 Conditional Use Permit Application

Applicant: Katia Samuelson, Dube-Pluss Construction

Owner: Watertown Village, LLC

Location: 55 Pine River Pond Road, Wakefield, Map 040, Lot 029

On January 18, 2024 the Planning Board of the Town of Wakefield conducted a public hearing for a Conditional Use Permit to use the existing building previously used as a daycare for use as a residential pace and to create a landscaped area at the road front to display commercial signage for the owner's personal business, Dube-Plus Construction. The property is located in the Business Commercial 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. Residential uses are allowed in the Business and commercial district with a Conditional Use Permit per Table 1 of the Zoning Ordinance.
2. There are no anticipated impacts to the rural character, Promoting local businesses is an objective of the master plan as well as encouraging livable residential areas and commercial development.
3. The property is adjacent to other single family homes, is on the boundary of the Agricultural Zone, the structure is existing, and one acre is adequate to support a single family home.
4. The proposed use is consistent with the character of the surrounding area.
5. There is no known potential nuisance or hazard.
6. There is no anticipated burden to town services or facilities from the proposed use.
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 with the following conditions:

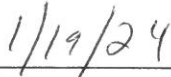
1. **The proposed sign for an off-site business shall obtain a Special Exception per Article 21, I, 4, of the Zoning Ordinance.**

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.



Doug Stewart
Planning Board Vice Chair



Date