



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

TELEPHONE: (603) 522-6205 X308 FAX: (603) 522-2295

LANDUSECODEDEPT@WAKEFIELDNH.COM

## **Planning Board Meeting Notice & Agenda 15 December 2016, 7:00pm, Town Hall**

- A. Pledge of Allegiance & Call the meeting to order
- B. Seat Alternates as necessary
- C. Public Comment
- D. Public Hearings:  
Proposed Zoning Changes:
  - **Amendment #1 as proposed by the Planning Board: Article 3, Table 1 permitted uses:** To amend Article 3 Permitted Uses by allowing “Boat & Marine Craft Dealer” as a permitted use in certain districts to match Automotive Repair Shop.
  - **Amendment #2 as proposed by the Planning Board: Article 3, Table 2 Minimum Setbacks:** To amend Article 3 Minimum Setbacks by allowing reduced sideline setbacks on existing non-conforming parcels serviced by Municipal and Community Water and/or Sewer.
  - **Amendment #3 as proposed by the Planning Board: Article 3, Table 3 Density and Minimum Dimensional Requirements:** To amend Article 3 Density and Minimum Dimensional Requirements by reducing the minimum living area for multi-family units; changing footnote 5 to “unfinished” basements; and adding footnote 8 to Building Height Maximum to clarify how to calculate the height.
  - **Amendment #4 as proposed by the Planning Board: Article 12 Open Space Conservation/Cluster Development:** To amend Article 12 Open Space Conservation/Cluster Development by changing minimum living area to match Article 3, Table 3.
  - **Amendment #5 as proposed by the Planning Board: Article 13 Recreational Campgrounds:** To amend Article 4 Recreational Campgrounds by adding a definition of Cabin to the article.

The Planning Board may enter into Non-Public Session, if so voted, under the Terms and Conditions of RSA 91-A:3, II (a) – (e).

- **Amendment #6 as proposed by the Planning Board: Article 14 Performance Standards (General):** To amend Article 14 Performance Standards (General) to add “Stormwater Runoff” as a specific performance standard.
- **Amendment #7 as proposed by the Planning Board: Article 21 Signs:** To amend Article 21 Signs to conform to a US Supreme Court ruling to require signs to be judged based upon size and location rather than content. The amendment also allows larger square footage for signs for non-profit organizations and other non-home based businesses.
- **Amendment #8 as proposed by the Planning Board: Article 23D In-Law Apartment:** To amend Article 23D In-Law Apartment to conform to NH RSA 674:68 “Accessory Dwelling Units.”

E. Preliminary Conceptual Review:

- None

F. Board Business:

- Other

G. Approval of minutes

H. Correspondence

I. Public Comment

J. Set Next Meeting Date

K. Adjournment