



TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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Planning Board Meeting Notice & Agenda 5 January 2017, 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 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 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 as proposed by the Planning Board: Article 15 Performance Standards For Areas Within The Residential II Zoning Shorefront District:** To amend Article 15 Planning Board: Article 15 Performance Standards For Areas Within The Residential II Zoning Shorefront District to explain that a local permit is required.
- **Amendment 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 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."
- **Petitioned Warrant Article to amend Article 3, Table 1 Permitted Uses:** To add a permitted use category of "Restaurant, Drive-Thru (w/5-19 seats)" to be a permitted use in the Business & Commercial Zoning District.

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).

- **Minor Site Plan Application** submitted by David Silcocks, on properties owned by William Fothergill Jr at 836 Wakefield Road, Wakefield, NH (Tax Map 223- 6 & 7.) The applicants are requesting approval of a Minor Site Plan Application to operate an automotive repair business.

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