



# TOWN OF WAKEFIELD, NEW HAMPSHIRE

LAND USE DEPARTMENT

2 HIGH STREET

SANBORNVILLE NH 03872

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## **Zoning Board of Adjustment Meeting Notice & Agenda 21 March 2016, 7:00pm, Town Hall**

- A. Pledge of Allegiance & Call the meeting to order
- B. Seat Alternates as necessary
- C. Public Hearings:
  1. **Special Exception Application** submitted by Oracle Management Group XII, LLC on property owned by Delphi Realty Group XII, LLC, located at 24 Main Street, Tax Map 240-8. The applicants are applying to permit the internally illuminated signs on the property as allowed by Article 21(I)(5) of the Zoning ordinance within the Business and Commercial District.
  2. **Variance Application** submitted by Oracle Management Group XII, LLC on property owned by Delphi Realty Group XII, LLC, located at 24 Main Street, Tax Map 240-8. The applicants are applying for a drive-thru at the existing Dunkin Donuts. Article 3, Table 1 of the Zoning ordinance does not allow a "Restaurant, drive thru".
  3. **Variance Application** submitted by Edward Brown on property owned by Edward Brown & Kevin Brown, located at 2008 Wakefield Road, Tax Map 184-2. The applicants are approved to add 4 rental units in the barn area of the structure and are requesting that the minimum area of living space for these one-bedroom units to be 667 square feet, which is less than the minimum 800 square feet required by Article 3, Table 3 of the Zoning ordinance.
- D. Board Business:
  - Re-nominate members as necessary.
- E. Approval of minutes:
  - February 18<sup>th</sup>
- F. Correspondence
- G. Set Next Meeting Date
- H. Adjournment

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