



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
15 Flanders Memorial Road
P.O. Box 190
Weare, NH 03281
Phone: (603) 529-2250
Fax: (603) 529-4554

Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
FEBRUARY 8, 2007
(Approved as amended 2/22/07)**

PRESENT: Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Craig Francisco, Alternate; Neal Kurk, Alternate; Naomi L. Bolton, Land Use Coordinator.

GUESTS: Art Siciliano, LLS; Justin Fitzgerald; Brenda St. Clair; Nathan St. Clair; Mike Pelletier.

I. CALL TO ORDER:

Vice Chairman Frank Bolton called this meeting to order at 7:00 PM at the Town Office Building. Vice Chairman Bolton appointed Craig Francisco and Neal Kurk to sit in place of Paul Morin and Mike Palmisano for tonight's meeting.

II. PUBLIC HEARINGS:

HIGH ROCK DEVELOPMENT – SUBDIVISION (CONTINUED HEARING), TWIN BRIDGE ROAD, TAX MAP 110-077: Vice Chairman Bolton opened this hearing at 7:01 PM. Art Siciliano was present. Mr. Siciliano stated that one of the items needed from the last meeting was a request for extension for 90 days from December 16, 2006. Mr. Siciliano put new plans out on the table that showed the cluster development layout with the road design included. He has adjusted the lot lines to accommodate the wells and septic systems. The engineer has not finished the drainage calculations he will have it next week. He has set up an appointment with the Conservation Commission to discuss the open space easement next Wednesday, February, 14, 2007. They are working on the ownership of Daniels Road. He is sure the Town doesn't want the road as part of the open space. Tom Clow asked about the area around the dam and Mr. Siciliano stated that it is going to be open space and that will be discussed with the Conservation Commission. Mr. Clow asked if the proposed road cuts up into the clear area already. Mr. Siciliano responded yes the top of the plateau. Vice Chairman Bolton asked about any ramifications of the dam. Mr. Siciliano stated that he will also discuss this with the Conservation Commission. The Daniel's have control now and they want to retain the control. Mr. Siciliano stated that he called the Weare Police Department and they are working on the traffic information right now. Mr. Siciliano will be taking this cluster plan back to the Board of Fire Wards to see what they want. Craig Francisco asked about making the intersection with Daniels Road to the new proposed road closer to 90 degrees.

Neal Kurk asked if most of the traffic will be from the new houses versus the current houses along Daniels Road. Mr. Siciliano stated that he is not sure because he's not sure how many of the existing homes on Daniels Road are year round versus seasonal.

Nathan St. Clair, 57 Daniels Road, stated that most of the houses are year round. Mr. Kurk asked Mr. St. Clair if he knew what the impact the new traffic will increase to the neighborhood. Mr. St. Clair responded that at end of the road it hasn't been a problem.

Mr. Siciliano stated that as far as the intersection of Twin Bridge and Daniels Road. He is working on a site distance plan for the entrance of Daniels Road on Twin Bridge Road. There a line of trees that will probably have to be cut.

Tom Clow asked if the cul-de-sac would have to be big enough for the school buses to turn around to keep the children off of Twin Bridge Road. Mr. Siciliano stated that it needs to be to the regulations.

George Malette moved to continue this hearing to March 8, 2007, Tom Clow seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 7:20 PM.

Naomi informed the board that Mike Dahlberg was not going to present tonight but he had asked Mr. Oliphant to present. At this time, Mr. Oliphant was not present so the board moved over this one and will take it up either at the end of the meeting or as soon as Mr. Oliphant shows up.

THOMAS V. & DAVIDEEN LEWIS – LOT LINE ADJUSTMENT, SOUTH STARK HIGHWAY, TAX MAP 411-117, 411-118 & 411-120: Vice Chairman Bolton opened this hearing at 7:21 PM. Naomi informed the board that Bob Palmer, LLS was in the office earlier today. Naomi informed Mr. Palmer that Chairman Morin was going to request that a site walk be conducted on the lot. So, Mr. Palmer wrote a request to continue until after a site walk was scheduled. The board scheduled the site walk for Saturday, February 17th at 9 AM and the board will meet at Knox Road/Route 114. George Malette moved to continue this hearing to March 8, 2007, Tom Clow seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 7:25 PM.

SYLVIA A. CURTIS – SUBDIVISION, RIVER ROAD, TAX MAP 412-105: Vice Chairman Bolton opened this hearing at 7:26 PM. Art Siciliano was present. Mr. Siciliano explained that this is a proposal to subdivide an existing lot of record that contains two existing dwelling units on it. There were six items on the second sheet that are needed or waived in order to move to formal consideration. Tom Clow moved to grant the waiver on the six items listed as follows:

- receipt of written comments from the Conservation Commission, Board of Firewards and Road Agent

- drafts of all proposed deeds and easements in language acceptable to the board and its agents
- a site walk
- a site specific soil map
- traffic, fiscal, environmental, wildlife and/or noise impact studies
- written comments from Piscataquog River Local Advisory Committee

George Malette seconded the motion, all in favor. Craig Francisco moved to accept the application as complete; Tom Clow seconded the motion, all in favor. Craig Francisco stated that the 25 foot buffer from a wetland will be added to the plan as well as a note needs to be added to the plan. On lot #105.1 the setback to 50' wetland need to be corrected to go around the wetland. Vice Chairman Bolton asked when you went to the ZBA for a granting of the variance, did they see the plan, and what happens if the Planning Board doesn't like this layout does he have to go back to the ZBA. He is not asking to change it. He thought that one lot got the majority of the wetlands. It appears that the barn existing is driving the force for this. George Malette moved to approve the plan subject to:

1. add 25 foot setback buffer from wetlands
2. add note for 25 foot setback buffer from wetlands
3. correct the 50' buffer on lot 105.1 wetland setback.

Tom Clow seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 7:46 PM.

BRENDA ST. CLAIR (OWNER: DENIS LESSARD) – SITE PLAN REVIEW, 464 SOUTH STARK HIGHWAY, TAX MAP 412-176: Vice Chairman Bolton opened this hearing at 7:47 PM. Brenda St. Clair was present. She is looking at running a consignment store in this existing commercial building. This was previously approved for a dog grooming business. This is a minor site plan to change the use from the dog grooming business to the consignment shop. Tom Clow moved to accept the application as complete; Craig Francisco seconded the motion, all in favor. Tom Clow moved to approve the change of use as requested; Craig Francisco seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 7:48 PM.

LISA WILBER & VIRGINIA WHITTEN – LOT LINE ADJUSTMENT, 733 SOUTH STARK HIGHWAY, TAX MAP 411-124 & 411-125: Vice Chairman Bolton opened this hearing at 7:55 PM. Art Siciliano and Mike Pelletier were present. Mr. Siciliano explained the purpose of this plan is to merge the tow lots together to be able to do the proposed addition, which is the next application. This is a lot line adjustment and it appears that there are nine items they are looking to waive to be complete. George Malette moved to accept the request for the nine items to be waived; Craig Francisco seconded the motion, all in favor. Tom Clow moved to accept the application as complete; George Malette seconded the motion, all in favor. George Malette moved to approve the lot line adjustment as requested; Tom Clow seconded the motion. Discussion: Craig Francisco asked Mr. Siciliano if he was sure the drainage from the culvert is not a

wetland. Mr. Francisco also asked about the right of way to the right of the property line. The board would like for Mr. Siciliano to add a note regarding the detail of right of way. The board asked that Mr. Siciliano remove the proposed items off the lot line adjustment plan. The 25' wetland buffer will need to be shown and a note will need to be added. Craig Francisco moved to amend the prior motion to add the following conditions:

- a note about the detail of the right of way
- removed all the proposed information from the plan
- show the 25' wetland buffer
- add a note about the 25' wetland buffer

George Malette seconded the amended motion, all in favor. Vice Chairman Bolton closed this hearing at 8:15 PM.

LISA WILBER & VIRGINIA WHITTEN – SITE PLAN REVIEW, 733 SOUTH STARK HIGHWAY, TAX MAP 411-124 & 411-125:

Vice Chairman Bolton opened this hearing at 8:16 PM. Art Siciliano and Mike Pelletier were present for this hearing as well. Mr. Siciliano explained that the purpose of this site plan is to add an attached two bedroom addition to the back of the existing Avon Store to be able to remove the two bedroom mobile home. The board went down through the checklist and discussed the outstanding items (fireward approval; high intensity soils survey; street design; sediment and erosion control plans; storm water drainage plans and landscaping plan). Craig Francisco stated that he didn't think the board should waive the sediment and erosion control issue. The plans need to show the measures that will be taken to prevent erosion issues. George Malette moved to waive the fireward approval, high intensity soils survey, street design, storm water drainage and landscaping plans, Craig Francisco seconded the motion, all in favor. The board discussed whether this should be considered or whether the zoning didn't allow for this. Mr. Pelletier stated that they will be constructing a new two bedroom addition, attached to the store. It will be connected by a breezeway type area along the back of the store to the other one bedroom section. Mr. Pelletier stated that currently there is a separate dwelling unit (the mobile home) that Chip Meany stated he would like to see removed after the addition. Tom Clow, George Malette and Craig Francisco agreed and stated that they don't believe the owners are changing the use. The following items will need to be added:

- right of way to be added to this plan
- 25' buffer, driveway will need to be changed
- show silt fence to be added to protect the wetlands outside of the buffer

Mr. Pelletier then asked again about the connector (breezeway) being added and were there any issues. The board felt it wouldn't be an issue but they would like to have it shown on the plan. Vice Chairman Bolton stated that he believes that the board should have someone in a professional capacity weigh in on this regarding whether it is a change of use or not. Craig Francisco stated that he thought that he would be able to get something from other towns. George Malette moved to continue this hearing to March 8, 2007, Tom Clow seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 8:45 PM.

FRED DUBOIS & DIANE OUELLETE (OWNER: GEORGE BURPEE) – SITE PLAN REVIEW, 7 RENSHAW ROAD, TAX MAP 411-107: Vice Chairman Bolton opened this hearing at 8:46 PM. There was no one present to discuss these changes. Therefore, George Malette moved to continue this hearing to March 8, 2007, Tom Clow seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 8:50 PM.

There was still no one present for the Oliphant subdivision, but the board felt that there were very minor issues that were outstanding from the last meeting they could review the changes the Mr. Dahlberg had made and see if it is complete.

THOMAS J. & ELIZABETH G. OLIPHANT – SUBDIVISION, TIFFANY HILL ROAD, TAX MAP 404-130 (CONTINUED HEARING): Vice Chairman Bolton opened this hearing at 8:54 PM. No one was present. The board discussed the new plan which changed to give a little more buffer around the back of the pool. George Malette explained the changes that the Conservation Commission has asked about and the plans have been changed to accurately reflect that. George Malette moved to approve the plan subject to the following conditions:

- remove the status and ROW from Chevey Hill Road
- note 7 “area” is spelled wrong

Neal Kurk seconded the motion, all in favor. Vice Chairman Bolton closed this hearing at 9:00 PM.

III. OTHER BUSINESS:

TOWN MEETING MAILER: Tom Clow stated that he was concerned with the brief article descriptions that we have on the Town mailer/sample ballot. Neal Kurk stated that he would like to see the Board of Selectmen include the four pages of detailed explanations that were handed out at the deliberative session. If the Board of Selectmen decides that they don’t want to include the four pages that at the very least the three main articles (article 2, 4 and 11) need some detailed, clear explanations.

IV. ADJOURNMENT:

As there was no further business to come before, George Malette moved to adjourn at 9:00 PM, Craig Francisco seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator