

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of June 23, 2016

Present: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Tom Clow (Exofficio), John Vanloendersloot (Alternate), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

Guests: Todd Silva, Art Siciliano, Scott Silva, Andrew Morris, Frank Morris, Bob Baskerville, Jim Donison, Susan Russell

I. Call to order.

The meeting was called to order at 7:00 p.m. by Chairman Francisco. Chairman Francisco pointed Mr. Vanloendersloot as a voting member.

II. Site Plan Review

1702 Colby Road, LLC – construct a parking lot for RV's at Tax Map 412-170.2 on the south side of Colby Road

Art Siciliano said they have the engineer's report and said they will have to continue it. Chairman Francisco said he had an issue with #6 of the engineer's report and said he disagrees. Chairman Francisco said he couldn't find it and said it states the gravel surface is opposite of impervious. Mr. Siciliano said he knows that what is there is now is pervious since it is sand. Vice Chair Fillmore made a motion to continue July 28th. Mr. Clow seconded. Motion passed. 4-0-0.

525 South Stark Highway, Real Property, LLC – construct a storage facility and additional parking for RV's at 530 South Stark Highway, Tax Map 411-103, west side of Route 114

Art Siciliano said they removed parking lot 4 and are asking for approval for parking lot 3. Vice Chair Fillmore asked if they were filling in the hole and cutting into the hill and Mr. Siciliano said yes. Vice Chair Fillmore asked if the section of the wall above the swale is new and Mr. Siciliano said yes. Chairman Francisco said current approval is for stored vehicles and suggested they change note 8 to state "recreational vehicles on this parking lot will not be for retail viewing." Chairman Francisco read notes from the police department with their concerns about lighting and security.

Chairman Francisco asked for public comment. There was none. Chairman Francisco closed the public hearing.

Vice Chair Fillmore asked if there will be any new signs and Mr. Silva said no.

Mr. Clow moved that the board approve the changes to the parking lot 3, Tax Map 411-103 subject to changes in note 8 to state vehicles in this parking lot will not be for customer viewing. Mr. Vanloendersloot seconded. Motion passed. 4-0-0.

Safely Stor, LLC at 432 & 448 South Stark Highway to create a self-storage facility, Tax Map 412-178 & 109-8 in a Commercial Zone

Chairman Francisco recused himself for site plan review Safely Stor.

Bob Baskerville said they are going to do the back 5 storage units in the first phase, then 3 units, then 4 first units in the front. Mr. Baskerville said they are changing from perforated pipe drainage system to solid pipe drainage system and going from infiltration basin to bio-retention basin. Mr. Baskerville said they received the DOT comments and said there were some minor things to change. Mr. Baskerville said he doesn't think there will be an issue with permits. Mr. Baskerville went through the letter from Steve Keach and the changes they made. Vice Chair Fillmore said on page 3, note 20 should be note 21. Mr. Baskerville said the Board asked for landscape view when phase 1 went in and talked about the landscaping handouts.

Mr. Baskerville said right now they have all their State permits except DOT and said they have resubmitted it. Mr. Baskerville said they have resubmitted everything to Steve Keach and was told the drainage and CUP was all okay. Vice Chair Fillmore said looking from Lanctot's parking lot, there is a lot of vegetation, asked if there was a note stating the vegetation won't be touched until phase 2. Mr. Baskerville said they talked to the landscaper about putting in a phasing line and Vice Chair Fillmore said it is on page 4. Mr. Baskerville said they can add a note stating they will protect the vegetation until phase 2. Vice Chair Fillmore asked when the front retention has to go in and Mr. Baskerville said when they do phase 1. Mr. Clow said an important thing he brought up before was the color scheme and have it something close to what we saw on the drawing and close to what is on these handouts with the color being tan and green rather than pink and blue. Mr. Baskerville said they can show it on the elevation plan and get conditional approval from the Board. Vice Chair Fillmore asked them to modify note 3 on last page from "similar shown" to "specify brown/green."

Vice Chair Fillmore read an email from the Police Department which states they were concerned about the lighting at the entrance. Vice Chair Fillmore said from reading it, they want more light at the entrance facing the driveway by the gate. Mr. Baskerville said they have no objection to that. Vice Chair Fillmore read more from the email regarding security camera by the kiosk. Mr. Baskerville said they can do that. Vice Chair Fillmore read the rest of the Police Department email. Vice Chair Fillmore read the Board of Fire Wards email. Mr. Clow said he appreciates the thoroughness of the presentation.

Vice Chair Fillmore said they have a conditional use permit for the increased protection in the aquifer district and said what they have done to satisfy the Board is add in filtration. Mr. Vanloendersloot moved to accept the conditional use permit for Tax Map

412-179 and 109-8 at 432 and 448 South Stark Highway. Mr. Clow seconded. Motion passed. 3-0-0.

Mr. Vanloendersloot motioned to approve the conditional use permit for Tax Map 412-179 and 109-8 at 432 and 448 South Stark Highway. Mr. Clow seconded. Motion passed. 3-0-0.

Mr. Clow made a motion for approval of the site plan application with the following conditions: 1) note be added for security cameras and lights to light up the entryway at the gate, 2) note be added that the vegetation north side of the kiosk and first filtration basin will not be touched until phase 2, 3) color scheme on the last page need to be changed to tan/green color scheme. Mr. Vanloendersloot seconded. Motion passed. 3-0-0.

III. Voluntary Merger

Susan Russell ó Vice Chair Fillmore said they have a voluntary merger for a couple lots that Ms. Russell owns on Quaker Street. Mr. Meany briefly described what had happened in the past. Mr. Vanloendersloot asked if they wanted to combine both lots into one and Mr. Meany said yes. Vice Chair Fillmore said lot merger is merged.

IV. Minutes

Mr. Vanloendersloot motioned to accept June 9, 2016 as amended. Mr. Clow seconded. Motion passed. 3-0-0.

Mr. Vanloendersloot motioned to accept May 26, 2016 as amended. Mr. Clow seconded. Motion passed. 3-0-0.

Mr. Vanloendersloot motioned to accept May 12, 2016 as amended. Mr. Clow seconded. Motion passed. 3-0-0.

V. Adjournment

Mr. Vanloendersloot motioned to adjourn at 8:30 pm. Mr. Clow seconded. Motion passed. 3-0-0.

Respectfully submitted,

Tina Ripley
Minute Taker