

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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October 11, 2012 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman; Frank Bolton, Vice Chair; George Malette, Neal Kurk, Keith Lacasse, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Kevin Coruth, Walter Guild, Sr.

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: WORK SESSION:

Conceptual Review Kevin Coruth, KDC Restoration
700 Concord Stage Road
Map 403-231, Commercial Zone

Kevin Coruth explained that because he sells more than 5 cars a year, the State of NH wants him to get a dealers license number. He is not changing the building or the signs; he's not adding more cars, or changing how he does business. Mr. Coruth currently does repair work, and fixes and sells approximately 10 cars a year. There is plenty of parking at the business and it is zoned commercial. There are currently 2 employees at the business. Chairman Francisco said because there is no site plan for this location, he would like to put conditions in the motion that Mr. Coruth cannot exceed without appearing again before the Planning Board.

Keith Lacasse moved to allow the Building Inspector to sign an application coming from the State of New Hampshire to allow a dealer license for Kevin Coruth at 700 Concord Stage Road. The Dealership is allowed up to 12 cars on display for sale, the business is allowed up to 5 employees, and a maximum of 40 cars are allowed on the lot for repair. Neal Kurk seconded the motion, all voted in favor.

Conceptual Review Cold Springs Campground
Barnard Hill Road
Map 411-186-W31

Walter Guild, a representative for Cold Springs Campground, explained to the Board upgrades he plans to do to the campground. Chip Meany told Mr. Guild that he does not need a permit, but should seek the Planning Board's input. Mr. Guild is going to do landscaping around the 2 pools, including flattening a slope, continuing a block wall, adding pavers, and adding umbrellas for more shade.

Chairman Francisco moved that Mr. Guild did not need site plan approval; Keith Lacasse seconded, all voted in favor.

Letter to Michael and Diane Durgin regarding vesting of subdivision: Chairman Francisco recused himself from this conversation, and Vice Chairman Frank Bolton assumed the position of acting Chairman.

George Malette told the Board he wants to rescind the motion made on September 27, 2012, because he feels the Board acted too quickly and they should further investigate who established the term 'active and substantial development'. Mr. Malette feels the Board did not do their due diligence before making that decision, and he is trying to avoid having the Planning Board in a court case. Frank Bolton feels the Planning Board was justified in saying the road has to be completed.

George Malette moved to allow the public to speak to this decision; Keith Lacasse seconded. Keith Lacasse and George Malette voted in favor, Neal Kurk and Frank Bolton were opposed. The motion failed.

Mr. Malette and Mr. Bolton agreed to meet with Chip Meany to review the plat.

Neal Kurk moved to continue the Durgin matter until the next meeting at which Chip Meany, the Code Enforcement Officer, is present; George Malette seconded the motion. Discussion: Mr. Bolton said he has no problem with that and questioned what the consequence would be. Mr. Malette said the decision may be just what has already been written, but they won't know until they've looked at the plat. All members voted in favor.

Craig Francisco stepped back in as Chairman.

III: OTHER BUSINESS:

Minutes: Neal Kurk moved to approve the minutes from September 27, 2012, as amended; Frank Bolton seconded the motion. Frank Bolton, Neal Kurk, and George Malette voted in favor; Keith Lacasse and Craig Francisco abstained.

IV: ADJOURNMENT:

As there was no further business to come before the Board, George Malette moved to adjourn at 8:00 pm; Keith Lacasse seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary