

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of July 28, 2016

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

Guests: Art Siciliano, Scott Silva, Todd Silva

I. Call to order

The meeting was called to order at 7:00 p.m. by Chairman Francisco.

II. Site Plan Review

1702 Colby Road LLC. Construct a parking lot for RV's at tax map 412 Lot 170.2 on the South side of Colby Road

Art Siciliano said he moved the parking area line 100ø from the other side of the road so they would have 100ø buffer. Mr. Siciliano said he added a tree line and said they have an update drainage report. Mr. Siciliano said they are doing some drywell systems. Chairman Francisco said basically the drywell can flood 3ø and then discharge. Mr. Siciliano said the proposed future building is shown but you are not approving that tonight. Mr. Siciliano said they did that so the engineer can accommodate for that with the drywell. Chairman Francisco said you are showing the buffer line from the other side of the road and said according the zoning ordinance it needs to be from the centerline of the road.

Mr. Kurk read the buffer strip requirement (page 33, 25:7) from the zoning ordinance. Mr. Kurk said he would assume it would be the greater distance of the property line or boundary line separating the two districts. Mr. Silva showed the Board some pictures. Chairman Francisco suggested moving the buffer 100ø from the stone wall and leaving the trees as is for now since it is just going to be a parking lot. Mr. Kurk said he is fine with that. Mr. Kurk asked if the fill was coming from Route 114 from Cold Springs and Mr. Siciliano said it was coming from this site. Chairman Francisco asked what the squares were and Mr. Siciliano said he thinks it is the silt fence. Chairman Francisco asked if the square furthest west if it was going outside the easement. Mr. Siciliano said it is close. Chairman Francisco asked if they were doing a silt fence, mulch berm or both. Mr. Siciliano said he is not sure since he just got the plans the other day. Chairman Francisco said he didn't see a detailed plan for silt fence. Vice Chair Fillmore said there is one on page 4 in the middle. Chairman Francisco asked where the jute matting was going and Mr. Siciliano said the slopes.

Vice Chair Fillmore asked Mr. Siciliano to change the trench note from 5ø high to 5ø deep. Chairman Francisco asked Mr. Siciliano to change note above to 36ø perforated

instead of 36øperforated. Chairman Francisco said he would like to see a purpose on the plan so adding a note saying øThe purpose of the plan will be a parking lot for RV vehiclesö and another note øA new site plan review will be needed if they decide to build a buildingö. Mr. Siciliano asked if he wanted the notes on sheet 1 or 2 and Chairman Francisco said on both.

Mr. Kurk asked what percentage of the 18 acres is parking lot. Mr. Siciliano said he couldnø answer that right now, but said he thought they said 10%. Mr. Kurk asked how big the parking area is and Mr. Siciliano said he couldnø answer that right now. Mr. Kurk asked if this was in an aquifer zone and asked if the 10% applies to this. Chairman Francisco said yes. Mr. Siciliano said it is held at 10% unless it is engineered. Mr. Siciliano said the reason it is engineered at 10% is because they want the water to remain on site. Chairman Francisco suggested adding two notes 1) purpose of the plan is to construct a parking lot for recreational vehicles 2) the 58.5 x 178 building is not approved with this application, the runoff of the building as shown is included for drainage calculations.

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

Mr. Kurk made a motion to approve the application with the following conditions: 1) the purpose of the plan be stated on the plan on sheets 1 and 2 as the Chairman stated øThe purpose of the plan is to provide a parking area for recreational vehicles, 2) that the word deep be substituted for the word high in the description of trench on sheet 2, 3) the diameter of the perforated pipe specified on sheet 2 be changed from 36øto 36ö, 4) a note be added that the proposed building shown on the plan is not part of the approval, but is part of the runoff from the building is included in the drainage calculations and drainage design, 5) the 100øbuffer line along Colby Road be changed so that it starts at the stone wall/property line of the subject property. Vice Chair Fillmore seconded. Motion passed. 5-0-0.

III. Minutes

Mr. Bolton said at the end of the meeting, he thinks it was Mr. Clow coined the verbiage in the event of a conflict zoning will prevail. Mr. Bolton said that conversation is missing from the minutes. Mr. Bolton said there are definitions in zoning. Vice Chair Fillmore said it was to eliminate duplicate definitions in four different places. Mr. Bolton said he thinks the minutes should reflect that.

IV. Voluntary Merger

Chairman Francisco recused himself. Vice Chair Fillmore made Mr. Vanloendersloot a voting member. Mr. Clow made a motion to approve the voluntary merger Map 412 Lot 178 and Map109 Lot 08. Mr. Vanloendersloot seconded. Motion passed. 4-0-1(Mr. Bolton).

V. Miscellaneous

Chairman Francisco mentioned to the Board that EPA is forcing Towns to do storm water study. Chairman Francisco said it is a five year program that he believes starts next year. Chairman Francisco said he thinks the first year the Towns have to develop a plan to study all the runoff outlets. Mr. Kurk asked what is a runoff outlet and Chairman Francisco said a culvert, drainage off the roof, drainage off Town parking lots. Vice Chair Fillmore asked how much they were funding for this and Chairman Francisco said nothing. Mr. Kurk asked what happens if they don't do it and Chairman Francisco said there are fines involved. Mr. Clow said it sounds like this is something we should get some guidance from Southern NH Planning Commission.

Vice Chair Fillmore mention the bridge on River Road and said it will be coming up for repair so it will be safe to drive across. Mr. Vanloendersloot asked if just got red listed and Vice Chair Fillmore said yes. Vice Chair Fillmore said the Selectman temporarily lifted the load limit on Peasley Road. Vice Chair Fillmore said the State is going to be closing Route 77 next week so they can replace a culvert. Mr. Clow said the bank is collapsing. Mr. Vanloendersloot said he hopes someone contacted Concord dispatch.

VI. Adjournment

Mr. Kurk moved to adjourn at 8:00 pm. Mr. Clow seconded. Motion passed. 5-0-0

Respectfully submitted,

Tina Ripley
Minute Taker