

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of January 12, 2017

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

Guests: Bryan Haaker, Jake Wyman, Rebecca Kram, Dan Higginson, Martin O'Brien, Tammy Scott, Penelope Seewer, Nancy Fillmore, Pauline Compagna, Matt Orun, Jack Dearborn

I. Call to order

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

II. Conceptual Review

Thomas Fatcheric ó 100 Ridgeview Road - was a no show.

T & C Property ó 33 B & B Lane - Martin O'Brien said he is the owner of H2O Waste Disposal, LLC. Mr. O'Brien said he is looking to purchase the Merrill & Sons building and make it a distribution center & process recyclable materials. Mr. O'Brien said the package includes the building layout and lot plan. Mr. O'Brien said there are some pictures of the material, material being containerized and pictures of the existing building, the existing warehouse, what is sitting on the existing ground for the containers. Mr. O'Brien said there are pictures showing the warehouse where the processing of the material is laid out in the warehouse, and said it gets processed, bailed up and shipped. Vice Chair Fillmore asked if it would be mixed and Mr. O'Brien said yes. Mr. O'Brien said he currently has a company in Milford, NH. Mr. O'Brien said he services Weare on Fridays.

Mr. Vanloendersloot asked if his current clients are just residents and Mr. O'Brien said yes they are residents and commercial as well. Mr. O'Brien said they go out and get the containers and bring them back to the warehouse and sort the material. Mr. O'Brien said nothing stays in the warehouse for long. Vice Chair Fillmore asked if the customer separates the recyclables from the trash and Mr. O'Brien said that is correct. Mr. Vanloendersloot asked if there would be public drop off or just for what they bring in and Mr. O'Brien said it would just be for what they bring in right now. Mr. O'Brien said at some point he would like to add a scale for his use so he knows what is going in and out. Mr. Vanloendersloot asked what the proposed hours of operation are and Mr. O'Brien said 7:00 am to 5:00 pm. Monday thru Friday. Mr. Kurk asked if everything he is proposing is going to take place inside the building and Mr. O'Brien said yes. Mr. Kurk asked about the storage containers and Mr. O'Brien said they are empty containers that will be stored outside. Mr. O'Brien said the empty containers will be shipped to customers.

Mr. Kurk asked if he collected hazardous waste and Mr. O'Brien said no. Mr. Vanloendersloot asked about construction debris and Mr. O'Brien said there might be some down the road, but right now he doesn't take it. Mr. Kurk asked what happens with construction debris and Mr. O'Brien said if it is all natural wood, it gets taken to a processing plant and it gets ground up. Mr. Vanloendersloot asked how many trucks are running per day and Mr. O'Brien said 7 trucks. Mr. Vanloendersloot asked how many employees and Mr. O'Brien said he currently has 9 and said he will probably add about 4-5 more.

Mr. Kurk asked the Board if this was a permitted use for this district. Vice Chair Fillmore said it is over the aquifer zone. Chairman Francisco made Mr. Vanloendersloot a voting member. Mr. Meany asked Mr. O'Brien how much noise he would generate and Mr. O'Brien said not much since everything would be inside. Mr. Meany asked about a sign and Mr. O'Brien said he would have a sign on the building. Mr. Kurk said looking at page 44, Article 29.8 in the aquifer protection zone and read it. Mr. Vanloendersloot asked what would be the longest time something would be on site before it would be shipped out and Mr. O'Brien said would be 1 week to 1 ½ week before it is shipped out. Vice Chair Fillmore suggested having the floor sealed and having a pad that they can use for cleaning the containers. Mr. Kurk suggested they do something to protect the aquifer. Mr. Meany said they need a site plan.

Chairman Francisco recused himself for the next conceptual.

Tandom Kross ó Craig Francisco of Bedford Design ó Brian Haaker said he is the business developer of Tandom Kross that currently resides in Hooksett. Mr. Haaker said he is also co-owner of Tandom Kross with Jake Wyman and said about five years ago they wanted to embark on a dream to start their own business. Mr. Haaker said they sell direct to customers through dealers/distributors across the US. Mr. Haaker said they manufacture OEM and retail aftermarket parts and accessories for .22 and race guns. Mr. Haaker said they found a nice facility at 490 South Stark Highway in Weare. Mr. Haaker said they would like to propose the use of the building for rapid prototyping and light manufacturing. Mr. Haaker said they have their product outsourced to other manufacturers.

Mr. Francisco said if you go to commercial zone on page 30, read the purpose of commercial zone it seems to describe what they are trying to do and said if you go to permitted uses, it doesn't exactly say what we want to do however 24.3.1 does say any use in residential and rural agricultural. Mr. Francisco said if you go to rural agricultural, page 23, permitted uses describes exactly what they are doing except the home business part. Mr. Francisco said it is a 50' x 100' building with mostly research and development for prototype work and maybe some light manufacturing. Vice Chair Fillmore asked if they wanted to make all of their products there. Mr. Haaker said no, their core is sales, marketing, software and technical. Mr. Haaker said when it comes down to making the product it is not in their wheel-house to do that. Mr. Haaker said they have a moral obligation to find businesses in NH to sub the work out and have them machine the

product for them. Mr. Haaker said they sell accessories for a factory gun to be used in a competition. Mr. Vanloendersloot asked how many employees this would bring to Weare and Mr. Haaker said they currently have 10 and said he currently does not know since they need an engineer, sales person, inside marketer, packer and shipper.

The Board agreed this was an okay use for this lot.

Mr. Vanloendersloot asked where they would be doing their test firing. Mr. Haaker said he has been a member of Londonderry Fish and Game Club and has done a majority of their testing there. Mr. Haaker said he knows there is a shooting range just down the road that they want to look at becoming members of. Mr. Haaker said they may look into doing either an indoor or outdoor firing range. Mr. Kurk said whatever you are going to do needs to be included on the application. Mr. Francisco said they receive everything by UPS or Fedex and about once a month they will receive a truck delivery of palletized bubble wrap. Mr. Francisco said if they put parking by where the loading dock is and up against the turn around, it will give them 13 parking spaces. Mr. Kurk asked if they were buying or renting and Mr. Haaker said buying. Mr. Kurk suggested they could extend the driveway to make more room for parking. Mr. Vanloendersloot asked if they will be having retail storefront and Mr. Haaker said not at this time. Mr. Haaker said it could be possible that people could pick up parts that are ordered.

III. Site Plan Review

Pauline Compagna, 206 Twin Bridge Road, Map 413-235. Plan is to operate a commercial horse boarding stable in RA Zone.

Chairman Francisco said this is a continued hearing from December 22, 2016. Chairman Francisco said one of the reasons we continued it was so abutter of lot 235.1 could be notified. Chairman Francisco read an email from the Conservation Commission that the wetlands & wetlands buffers be added to the site plan. Mr. Higginson said they are just over the lot line on the next lot and said he can add it if it impacts the lot. Chairman Francisco noted that notes 14 & 15 have been added.

Chairman Francisco opened the hearing for public comment. There was none.

Chairman Francisco closed the public hearing.

Mr. Kurk moved to approve the application with the wetlands and wetland buffer if it is within the 25' on the western property line and no additional signage. Vice Chair Fillmore seconded. Motion passed. 4-0-1 (Mr. Vanloendersloot).

IV. Lot Line Adjustment

Chairman Francisco recused himself.

Lot Line Adjustment: Jack L. Dearborn Rev. Trust, 148 Gould Road, Map 97 & 99 in a Commercial Zone

Mr. Kurk moved to grant the waiver of the topography map. Mr. Clow seconded. Motion passed. 4-0-0. Mr. Kurk moved to accept the application as complete. Mr. Clow seconded. Motion passed. 4-0-0.

Mr. Francisco said Mr. Dearborn would like to annex 30 acres to lot 97 and said he has a house, driveway, leach field, well, and garage are on lot 99. Mr. Francisco said Mr. Dearborn has a fairly large Christmas tree farm there as well. Mr. Francisco said it is zoned commercial and said they made the brook part of the property line. Mr. Kurk asked if lot 98 was going to be affected and Mr. Francisco said no. Mr. Kurk asked if the newly sized lot 97 would have the same access and frontage and Mr. Francisco said yes.

Mr. Kurk moved to approve the application. Mr. Clow seconded. Motion passed. 4-0-0.

V. Adjournment

Mr. Vanloendersloot moved that we adjourn at 8:10 pm. Mr. Kurk seconded. Motion passed. 5-0-0.

Respectfully submitted,

Tina Ripley
Minute Taker