

WEARE PLANNING BOARD
Draft Minutes of Site Walk
Of March 29, 2017

Attendees: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Tom Clow (Exofficio)

Guests: Daniel Higginson (DH), Curt Markarian, Pat Gareri, Jerry Clark, Ken Bell, Tristen Gordon, Dena Ventirere, Chris Pike

I. Call to order.

The meeting was called to order at 8:01 a.m. by Craig.

II. Site Walk.

Francis Burl – Site Walk – (Intersection Concord Stage Rd & Rockland Rd)

We entered the site via the existing (to be obliterated) driveway, then walked the extents of the proposed site improvements to the Northwest lot corner, we then exited the site along the proposed entrance location, the following comments, observations and requests were made;

Craig discussed the possibility of removing or relocating the section of driveway that is located between two wetland areas, shift to the east, to center the drive between the two wetlands better.

We reviewed the proposed sign location, it was observed that there is a home directly across Rte77 (Tristen Gordon's) from this location, there were several trees within the state ROW that would block the sign, Bruce asked Daniel Higginson (DH) if the applicant was anticipating removing these trees, he indicated that is the intention once NHDOT approval was granted for such removal. We discussed the possibility of relocating sign to an area less visible to abutters. We discussed the possibility of a "Blue Direction" sign at Rockland Rd & Rte 77 intersection, Tom indicated these NH-DOT sign permits are difficult to get and seem to be for tourism related uses only.

We discussed buffer along Rte 77, and what little there would be once site was complete, due to large existing trees with little ground cover and low growth, and what has been removed as part of the recent logging operation.

Craig ask DH about possibility of shifting retaining wall several feet south of its proposed location, so that a larger vegetated buffer can be provided.

We were not able to locate the Northwest property monument, Craig will contact previous surveyor of subdivision plan to get status and make sure it's set along with the rest of the monuments.

Craig asked DH to update plan to indicate the location of an internal stonewall, Bruce asked to have wire fence line along DOT-ROW lot line also indicated.

It appears the tree line shown on the plan is an older depiction of the tree line, Bruce asked DH to update the plan with the actual tree line on the ground today (since logging operation).

Craig asked DH to layout building 4-corners, a stake at septic system location and a centerline of driveway stake so that we may on our own take a look at these locations.

Bruce asked DH to elaborate on the proposed use on the plan, not just list from zoning ordinance on what the permitted use is, prior to sending to KNA for review.

Craig asked DH to have Tom Carr come out to site to review all previously delineated wetlands and the possibility of additional areas to be shown on plans.

Bruce discussed what appears to be a much better sign location with DH approximately ½ way down proposed driveway just east of the knoll that the driveway is cutting through. This location appears to have the same roadway visibility and will not be as visible to abutters since there are no homes directly facing the area. DH will discuss this alternate location with the applicant.

Craig asked DH to shift proposed drive as far south on Rockland Rd as possible to increase centerline to centerline distance with proposed driveway & Merrill Rd.

Abutters asked/had concerns about proximity of proposed driveway and parking to wetlands, buffer/visibility along Rte 77, sign lighting and location, runoff of rain water from site and its potential to carry equipment fluids, how the junkyard issue is to be monitored, proposed driveway entrance location, existing Rockland roadway culvert, & how logging operation was permitted.

IV. Adjournment.

The meeting was adjourned 9:05a.m. by Craig.

Respectfully submitted,

Bruce Fillmore
Minute Taker