

DRAFT

WEARE PLANNING BOARD

October 26, 2017

MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Chuck Bolton, Tom Clow, Neal Kurk (secretary), and John van Loendersloot (alternate). Also present: Chip Meany, Code Enforcement Officer

I. CALL TO ORDER

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

Mr. Francisco made Mr. van Loendersloot a voting member.

II. STONE WALL REMOVAL

Peacock Hill Road, Map411, Lot 378 Gary Fitzgerald would like to remove up to 30 feet of rock wall to accommodate a driveway entrance. Mr. Clow moved, seconded by Mr. Fillmore to recommend to the Board of Selectmen that the applicant be allowed to removal up to 30 feet of stone wall. Motion passed 5-0-0

Mr. Kurk arrived at 7:05pm. Mr. van Loendersloot stepped down as a voting member

III. CONCEPTUAL /DESIGN/SITE PLAN REVIEWS

21 B&B Lane LLC for a 30x60 addition to an existing building at 21 B&B Lane, map 411-194 in an industrial zone. Mr. Clow moved, seconded by Mr. Bolton, that the application be accepted as complete. The motion passed, 5-0-0. Discussion ensued. As the area under the addition is currently paved, there will be no addition to impervious surfaces. The addition will be enclosed with one large entry door and one small passage door. A wall connecting the addition to the existing structure will be removed. The addition will be used for equipment repair. No additional or

enlarged signage was requested. The total size of the new structure being less than 10,000 s.f., no sprinklering system is needed. Mr. Francisco moved, seconded by Mr. Fillmore, that the application be approved, subject to a showing on the plat of (a) the same hours of operation as currently approved, (b) a statement that construction will be completed within one year, (c) the location of new doors and of existing lights and a new light over the passage door (required by code), and (d) annual well testing for VOCs and MtBe. The motion passed, 5-0-0.

IV. CAPITAL IMPROVEMENT PLAN

Jack Dearborn, chairman of the CIP subcommittee, presented the subcommittee's recommendation for capital improvements in 2018. After discussion, Mr. Fillmore moved, seconded by Mr. Bolton, to accept the report and forward it to the Board of Selectmen for their consideration. The motion passed, 5-0-0.

V. VOLUNTARY MERGER

For 33 and 37 N. Stark Hwy, lots 203-24 and -25 requested by Rt. 114 Village Plaza LLC (Christine Ivinjack). Mr. Fillmore moved, seconded by Mr. Clow, that the merger of lots be approved, subject to an acceptable opinion from legal counsel. The motion passed, 5-0-0.

VI. MINUTES

On a motion by Mr. Clow, seconded by Mr. Fillmore, the minutes of October 12, 2017, were approved as amended (spelling of name) on a vote of 5-0-0.

VII. ADJOURNMENT

The chairman announced that the next and only meeting in November would be on the 16th, whereupon Mr. Fillmore moved, seconded

by Mr. Clow, that the meeting adjourn. The vote was 5-0-0, and the meeting adjourned at 8:45.

Respectfully submitted,

Neal M. Kurk, Secretary