

DRAFT

WEARE PLANNING BOARD

May 24, 2018

MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Jack Meany (ex officio), Neal Kurk (secretary) and John VanLoendersloot (alternate). Also present: Chip Meany, Code Enforcement Officer

I. CALL TO ORDER

Mr. Francisco called the meeting to order at 7:00 p.m.

II. SUBDIVISION

Alex Lescatre, 72 Perkins Pond Rd. Map 410, Lot 58

Mr. Lescatre requested a subdivision of two lots in a residential zone. Mr. Kurk, seconded by Mr. Fillmore, moved to accept his application as complete. Motion adopted: 5 . 0 . 0. It was pointed out that the state permit number needs to be placed on the plat. Discussion about drill holes in stone walls ensued. A waiver from the requirements of Subd. Reg. 8.6.1(b) was approved for drill holes in stone walls in the side and rear lot lines, requiring them only at ends and significant angles; a waiver from the requirements of Subd. Reg. 8.6.1(a) was denied for drill holes in stone walls in the front lot line.

The chairman opened the public hearing. Richard Ball of 48 Perkins Pond Rd. objected to an intrusion on his privacy if the house on the newly-created lot were to be built at the location proposed on the plat, as it would be within 100 feet of his existing home. He requested the proposed house be sited on the northern part of the lot. There being no others who wished to speak, the chairman closed the public hearing.

Mr. Fillmore, seconded by Mr. VanLoendersloot, moved to approve the application, provided that note 6 be amended to include the state subdivision permit number, that a note 7 be added providing for an accepted certified footing plan prior to the foundation being poured, and that boundary monuments be set before the plat is recorded. Motion carried: 5 . 0 . 0.

III. CONTINUED LOT LINE ADJUSTMENT/SITE PLAN REVIEW

Gary D. Remillard Living Trust d/b/a Whitetail Commercial Development, 24 Oil Mill Rd. Map 412, Lots 202 & 205 in a commercial zone

The chairman distributed, read from and discussed parts or all of the following documents:

1. Letter dated May 7, 2018, to Mr. Remillard from NH DES
2. Letter dated May 9, 2018, to Mr. Meany from the New Boston Planning Board
3. Letter dated May 16, 2018, to Mr. Francisco from Mr. Dahlberg of Keach-Nordstrom Associates
4. Letter dated May 16, 2018, to Mr. Meany from Mr. Cole KNA
5. Letter dated May 17, 2018, to Ms. Bolton from Mr. Dahlberg of KNA
6. Letter dated May 17, 2018, to Weare Board of Firewards from Mr. Dahlberg of KNA
7. Proposed Construction Sequences of Re-aligned & Re-graded Rice Driveway+dated May 17, 2018, from KNA
8. Email dated May 18, 2018, to Mr. Meany from the Goffstown Planning Board
9. Letter dated May 22, 2018, to Mr. Dahlberg from Meridian Land Services
10. Letter dated May 23, 2018, to Mr. Dahlberg from the Weare Fire Department
11. Letter dated May 24, 2018, from the SNHPC

Mr. Dahlberg spoke of the new elevation views of the four proposed buildings and of their visibility from local roads, plus aerial views of the property.

The chairman raised a number of questions with respect to the Non-Residential Site Plan sheets dated January 12, 2018 (last revised on April 6, 2018):

1. Landscape plan (sheet 7): the red pine trees don't provide a suitable screen, being ugly and straight.
2. All sheets: must cover the entire site, not just the proposed buildings, as the entire site is being condominiumized.
3. Condominium documents are needed.
4. Lighting: down light is not shown, just all packs.
5. Hours: the newly-proposed hours (6 a.m. to 6 p.m. on weekdays, 8 a.m. . 12 noon on Saturdays and closed on Sundays) were a significant improvement.
6. Monitoring wells were missing.
7. The lot line adjustment shows a fence within the 50-foot buffer.
8. All ground must be marked as paved or loamed and seeded (no

gravel surfaces), with run-off considered.

9. Floor drains with septic tanks for each unit should be considered

Mr. Fillmore requested that "condominium" be added to the title of the project. He expects the condominium association documents will detail the site uses and care, including traffic, water and septic systems suitable for the most intensive use.

Mr. Kurk expressed concern over odor and sound levels at the property lines and about the adequacy of the proposed vegetative visual screening.

Mr. Dahlberg responded, stating that no floor drains or individual septic systems were proposed, as that would be inappropriate over an aquifer. He agreed to provide flow rates. He added that Monitoring wells were unnecessary, as a recent test of the Rice dug well showed no adverse chemicals were present. With respect to the latest report on endangered or threatened species, he noted that protected mussels were in the river, a Blandings turtle was found 3 miles south of the site, a hognose snake was found 1 mile north of the site, and a black razorback snake was found 9/10 of a mile away. He proposed two ways to mitigate any harmful effect of the project on protected wildlife: eliminate the pipe in the retention pond sump, and use "socks" instead of silt fencing.

Mr. Dahlberg also noted that an agreement had been reached with Ms. Rice with respect to her driveway easement (access and maintenance) from River Road to her property line; that the applicant would shift to steel buildings rather than wood, resulting in lower eaves and peaks and making them comparatively less visible; that signage to direct traffic away from Riverdale Village had been requested of the town for Oil Mill road and for the intersection of Riverdale and North Riverdale roads (Parker Station road had already been posted against trucks by Goffstown); and that property uses under the proposal were already limited by both the commercial district zoning and the aquifer protection district zoning and that further limitations were unnecessary and improper.

The chairman opened the public comment period. Sylvia von Aulock of SNHPC noted additional traffic could be expected with 20 additional uses and 72 additional parking places. She added there were no loading docks and commented that one should not assume that the site could handle large trucks. She pointed out that a traffic analysis of the worst case scenario might be useful to the Board, given the lack of data and added that SNHPC could provide such a survey or one that was based on other assumptions. She questioned the lot coverage considering the 10% imperious rule.

At this point, Mr. VanLoendersloot left the meeting.

Mark Suennen of the New Boston Planning Commission introduced Kevin Lefebvre, a member of the Commission who was appointed to represent the Commission with respect to this application.

Mr. Lefebvre of 16 Depot Street, New Boston, suggested that soil samples be tested where vehicles were stored outdoors and subjected to sandblasting. He also suggested water should be tested now and, in the future, through monitoring wells. He also suggested more parking spaces might be needed. He appreciated the change in hours but is concerned it may not adequately protect local residents.

David Nelson, 10 Riverdale Rd., asked the Board to set up a subcommittee to help create an historic district. He noted the proposed additional parking spaces were insufficient to deal with additional employees and customers. He supports septic tanks and floor drains and asked whether that requirement could be applied to the existing structure. He pointed out that there were no signs prohibiting trucking on Parker Station Road except on the Goffstown side of the town line. He asked that the applicant be required to clean up the existing site and ban the future outside storage of equipment and materials. He pointed out that, since the Board's site walk, equipment had been moved back onto the site.

Kyle Cleveland expressed concern about pollution in the aquifer and asked for a baseline water test of the aquifer itself. He asked that the condominium association documents provide for covering the cost of cleaning up a chemical spill on the site.

Sheila Cleveland of 368 River Rd. (legally a New Boston resident) asked for a traffic study to see if the roads and police can handle the additional traffic. If not, she asked the Board to approve fewer than four additional buildings. She read a letter dated May 24, 2018, from Linda Belliveau of 376 River Rd. which expressed the writer's concern about increased traffic.

The chairman closed the public hearing at 9:30 p.m.

The Board discussed a traffic study. It was suggested that such a study could show peak and daily average traffic, as well as the traffic capacity of River Rd., North River Rd., Riverdale Rd. and for Rt. 114. Mr. Fillmore, seconded by Mr. Kurk, moved that the applicant at its expense produce a traffic study of the named roads. Motion carried: 3 . 0 . 1.

With respect to the several wildlife issues raised, the Board believed the applicants proposed adaptations, as specified on page 5 of Mr. Cole's letter of May 16, 2018, to Mr. Meany, adequately addressed those concerns.

With respect to water supply for fire suppression purposes, the Board believes the applicant still needs to address those.

With respect to aquifer protection, the Board noted that existing wells provide different data than wells drilled into the aquifer. Mr. Fillmore, seconded by Mr. Kurk, moved that the applicant at its expenses provide the Board with an environmental study showing proposed locations and depths of wells to monitor contaminants that might be discharged inadvertently from the site (the entire site, not just the portion containing the four proposed buildings). Motion carried: 4 . 0 . 0.

Mr. Kurk suggested that the Board consider requiring limits on decibel levels at the site's property lines to protect neighbors. Mr. Francisco suggesting placing view-protecting trees at higher elevations to be more effective (rather than at the detention pond level).

Mr. Kurk, seconded by Mr. Meany, moved to continue the matter until the Board's meeting on June 28th. Motion carried: 4 . 0 . 0.

IV. ADJOURNMENT

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary