

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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September 13, 2012 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman; George Malette, Neal Kurk, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Joel Sletten, Michael Murray

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: ADMINISTRATIVE ITEMS:

Michael Murray is requesting to pave a portion of his property that is 160' x 20', a total of 3200 square feet. Mr. Murray has 2.3 acres of land on B&B Lane in an industrial zone and an aquifer protection area. The town allows 10% or less of a property in this zone to be paved, and Mr. Murray is requesting approximately 13% to be paved. The Board discussed if the ground is compacted and whether it is impervious. Chairman Francisco suggested Mr. Murray request waivers from the Planning Board, then they could do a site walk and file an expedited site plan with the Planning Board.

The Board will do a site walk on October 17, at 6:00pm.

Joel Sletten, owner of Northland tool and Electronics, Gould Road Mr. Sletten has a valid driveway permit and is appearing before the Board to see if they have suggestions on anything he should do if he wants to pave it since he is slightly in the aquifer zone. Neal Kurk doesn't think the permit is valid because the proposed driveway is in the aquifer zone and he'll be paving 100% of that area. The board discussed how he could adjust the proposed driveway so it's not in the aquifer zone. Chip Meany suggested he pave with pervious asphalt. Mr. Sletten questioned exactly where the aquifer line is since it is not clear on his map, and the Board suggested he go to the surveyor who surveyed his neighbor's property to find that information. Mr. Sletten cannot put the driveway in and comply with the ordinance and feels he is being forced by the Planning Board not to pave.

If Mr. Sletten gets engineered designs and a drainage plan to keep the water in the aquifer, the Board may accept that. Since the impervious coverage on the lot the building is located on is more than 10%, Mr. Sletten's driveway permit was voluntarily withdrawn.

III: OTHER BUSINESS:

Subdivision Regulations: Neal Kurk requested a discussion for the revision of subdivision regulations, specifically on driveway permits and road widths. Chairman Francisco agrees that they need to talk about these regulations and it will be on the agenda for the next work session.

George Malette said the Conservation Board wants the Planning Board to consider putting conservation easements on the town map. Chip Meany said he was informed by SNHP that the town has not paid to have the maps redone and will have to look into financing for this project.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Neal Kurk moved to adjourn at 8:50 pm; Craig Francisco seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria, Recording Secretary