

DRAFT

WEARE PLANNING BOARD

JULY 26, 2018

MEETING MINUTES

Present: Craig Francisco (Chairman), Bruce Fillmore, Jr. and Neal Kurk (Secretary). Also present: Chip Meany (Code Enforcement Officer), Frank Bolton, Art Siciliano, Kevin Lefebvre, Cecile Lefebvre, Joanne Rumrill, Michael Dahlberg, LLS., Brian Nichols, Michael Belanger, Cindy A. Belanger, Barbara Hibbard, David Hibbard, Jonathan (Fonuteux?), Michael Haas, David Nelson, Linda Beliveau, Mark Suennen, Tristan Blanchard, Dennis D. M'Kenney, Jeff Howard, Matt Cote, Paul Cote, Jessica Nelson, Gary Cote.

I. CALL TO ORDER

The meeting was called to order by Mr. Francisco at 7:00 PM.

II. LOT LINE ADJUSTMENT/SITE PLAN REVIEW

Continued consideration of site plan application (last page) and lot line adjustment for Whitetail Development, 24 Oil Mill Road, Tax map 412/lot 202.

Mr. Francisco asked the apprx. number of condo units. If it was 30 or so, it would be necessary to have a recorded plan with per RSA 356 & [B:20?.] The plan needs additional notes so buyers/etc. can see details on the plan.

Mr. Dahlberg explained that the plan is a drafting task, not a final plan. Recording both site plan and condo plan together in an electronic form, to meet registry standards would be a good idea. He will add a sheet for notes, if required.

Mr. Francisco reported that the Condo declaration was reviewed by Mr. Drescher. Minor points needed to be fixed.

Mr. Drescher's comments:

Mr. Francisco 1/ pg. 6 questions the wording of Multi-story units-Mr. Dahlberg stated this is an error - he then requested a copy of the markups 2/ pg. 10 Statement of purpose - no part of land shall be used í í sales of trucks, etc. He also expressed that is a carryover that is not true.

Mr. Kurk suggested revisions to the documents include 1/ section 6.5 allows secondary condominiums - this needs to be eliminated 2/ section 6.7 must include Town Planning Board as the regulatory authority - condo mergers especially 3/ article 9 states residential uses - this has to go. 4/ 9.2 A does this ban noise or odor? Reasonable noise/odor okay 5/ 9.2 C what is garbage? what does garbage mean? Define what garbage is. 6/ 9.2E Use of land for RV's, etc. is a carry over from residential use 7/ Article 12 common expenses need to reflect an environmental insurance bond in case of pollution for ground water, aquifer and river. Must include insurance.

Mr. Bolton questions -1/ Section 6.6 Is this further subdivision or an existing subdivision? This needs to be eliminated (per Mr. Kurk) and these condo's cannot be further subdivided. 2/ owner of unit shall be deemed not to own - any pipes, wires, which serves more than one unit, it is owned by the assoc. i.e. decks/patios have to go 3/ pg. 25 define right away to blacksmith shop (near end of document) - Mr. Dahlberg - easement of necessity - reason is because land is subject to the right at blacksmith shop 4/ No insurance to cover pollution for pond, etc.

Mr. Francisco questions if the DES permits have been received.

Mr. Dahlberg expressed he missed to things on the plan from last month: 1/ Naming of private road 2/ assigned parking spaces for Building 3. Mr. Francisco wants the construction steps listed with a note in the plan concerning (Rice's driveway?) Mr. Dahlberg states limited common areas need to be included in the plan and assigned parking spaces are necessary. End doors off of building one were removed.

Mr. Fillmore expressed that he thought the 50' chain fence would be removed. Mr. Dahlberg explained that boulders would be shown on the fence line on the new plan.

Mr. Meany expressed that there is no evidence of soil contamination on the property. Mr. Francisco requested that no salt be used on the property.

Mr. Francisco requested that Rice driveway construction sequence be placed on site plan.

Mr. Kurk expressed concern for the property to be shielded, as it would be a visual intrusion. Mr. Francisco says that this should be clearly listed in the plan.

Mr. Francisco mentioned a reclamation bond as 45, 000+/- yards of gravel. Mr. Dahlberg explained there is already a bond estimate of 1.4 million dollar bond estimate and they can add the open gravel area to part of that. Whatever you need bonded, we will have bonded. Loaming, seeding, etc. need to be included per Mr. Francisco.

Mr. Fillmore asked at what point will there be a Certificate of Occupancy.

The chairman opened the session for public comment.

Linda Beliveau of 367 Riverdale Road expressed concern with "quality of life" as she lives on the corner when they haul away all the gravel. Requests a traffic study that has more information that encompasses signage directions, road limitations, enforcements. She proposes that SNHPC could help with recommendations that show the activities going on in the pit and River Road that yield safer guidelines. She also wants to be updated on the environmental study. (Mr. Francisco stated that the study has not been received yet). Wants to know the fire protection measures that will be taken for residents, as well. Land use needs to be disclosed, as the first traffic study did not reflect this important item.

Mr. Francisco requests a hydrological report.

Kevin Lefebvre of 16 Depot Street (New Boston resident) voiced concern with the aquifer. Wants an insurance bond in place. Mentions traffic study concerns with vehicle repair/automotive sales and not knowing what is zoned in. Also, concerned about fire protection and use of salt on roads.

Mark Suennen of New Boston Planning Board requests all information forwarded to the Town of New Boston Planning Board i.e. hydrolic study, SNHPC traffic study, meeting minutes, etc. Chip Meany will send another copy of the traffic report. What will the town do about enforcement outside the regular covered hours.

Michael Haas of 2 Depot Street asked if the board received the residents bullet list. Mr. Haas wants to understand why the intersection where he lives wasn't included in the traffic study, as it is very dangerous and take this into consideration.

Mr. Francisco closed the meeting for public comment.

Mr. Francisco discussed Fire stipulations. Mr. Dahlberg met with fire board to discuss cistern to be located on the proposed development. More details are needed here. Size, location, use, ownership, etc.

Mr. Dahlberg requests guidance/clarification of a direct list from the planning board. Wants clarification on aquifer only? Mr. Francisco will provide a list

Mr. Kurk moved, seconded by Mr. Bolton, that the Whitetail Development discussion be continued until the Planning Board's next meeting scheduled for August 23, 2018. The motion passed unanimously.

Mr. Francisco motioned to resume discussion of Continuation LLA at the next Board meeting scheduled for August 23, 2018. Mr. Kurk seconds, and all board members approved.

Thurber House, LLC & Winter House LLC, Tax Map 105, Lots 12 & 36. Mr. Francisco opened the hearing and made a motion to continue until August 23rd. Mr. Fillmore seconded, motion passed unanimously.

LLA: Brian & Sandra Nichols. Mr. Dahlberg expresses resident wants to combine 2 lots, and the new lot is fully buildable. Per board suggestion a common land needs to be shown on site plan. Mr. Kurk motions to approve subject to the northern boundary so it is in line with the southern boundary, Mr. Fillmore second, all approved motion.

LLA; Barbara L & David F Hibbard; Gould Road, Map 109-1, 5 & 6 in a Comm Zone. Mr. Francisco states this property must be checked for septic and well. A test pit order is needed to file with DES and plans should reflect the aquifer protection area. Site plan changes need to be made and a variance from the Zoning Board is needed. Mr. Fillmore motioned to continue till August 9, Mr. Francisco seconded, board approved.

LLA; corrective plan for Timothy G Farmer Revocable Trust @ 7 Misty Lane, Map 101-60 in a RES. Zone. Mr. Kurk moved to approve the amended plan, Mr. Fillmore seconded. Board approved.

Meeting Adjourned at 10:31 PM. Mr. Kurk motioned, Mr. Bolton seconded. All approved.

Respectfully submitted,

C. Provencher, Transcriber

