

**WEARE, NEW HAMPSHIRE PLANNING BOARD**  
**October 25, 2018 Meeting DRAFT Minutes**

**Present:** Bruce Fillmore, Jr. (Vice-Chairman), Neal Kurk (Secretary), Frank Bolton. Quorum reached. Also present: Tami Pelletier, Mike Pelletier, Stephen F. Flanders, Anna Marie Ruef, Art Siciliano, Russ Hammond, JoAnn Kasper, Ashley Pinault, Michael McGuire, Joseph Geisler, Joe Kasper, Claude Raymond, Terry Proctor, Chip Meany (Land Use Coordinator).

**I. CALL TO ORDER**

The meeting was called to order by Vice-Chairman Fillmore at 7:02 PM.

**II. LOT LINE ADJUSTMENT (LLA)**

**Terrance & LeeAnn Proctor, 64 Reservoir Drive, Map 201, Lot 10 [Residential Village Zone] and Claude & Debora Raymond, 405 North Stark Hwy, Map 201, Lot 14 [Commercial Zone].** The Vice-Chair reviewed the documents presented. Applicants are looking for a waiver concerning topographical, wetlands and soil features, as the request is for a lot line adjustment only, creating no new lots. Mr. Kurk moved to accept. Mr. Bolton seconded, and all approved to wave these items. Mr. Kurk inquired if there are other issues within the application. Mr. Meany responded there were none. Mr. Kurk motioned the application to be considered complete, seconded by Mr. Bolton and was accepted by all. Mr. Siciliano approached the Board to explain the LLA between the Proctors and the Raymonds, in particular, was going to be .63 acres, from Lot 14 to Lot 10.

Abutters? None. The Vice-Chair closed the public hearing.

Mr. Kurk moved to approve the application, seconded by Mr. Bolton and approved by all, 3-0-0.

**III. SITE PLAN REVIEW**

**Joseph & Joann Kasper and Mike & Tami Pelletier, 92 Woodbury Road, Tax Map 201, Lot 43 [Residential Village Zone].** Mr. Siciliano approached the podium. Mr. Fillmore asked about the elevation view and if there were pictures. Mr. Siciliano noted they were missing. Mr. Kurk questioned if the new lighting will be dark sky compliant or if the existing lighting is already amenable. Mr. Fillmore asked if septic use was determined yet, what has the system been approved for, and he then noted that a 720 gallon per day system was put in the application. He instructed that the septic needed to be labeled on the plan. Mr. Siciliano agreed he would include this.

Mr. Kurk moved to accept application, Mr. Bolton seconded. All in were in favor, 3-0-0.

Mr. Siciliano stated the proposal brought forth was for a child-care facility to be located in the existing building. Mr. Fillmore confirmed that the existing sign would be refaced, not replaced, and that the sign would be only one-sided. Mr. Bolton questioned parking on the plan. Mr. Fillmore explained both septic loading and parking spaces need more detail in the site plan. Mr. Siciliano explained there is enough parking, as only 8 employees will work at a time. Mr.

Fillmore asked if the new parking lot will be paved. Mr. Siciliano clarified that it will be gravel. Mr. Fillmore requested a note on plan for child usage. Mr. Kurk examined what might happen during the summer; will there be a different use as the facility is open year round. He also wanted to know about the outside facilities and outside noise factor from the playground area?

The Vice-Chair then asked for the following to be put on the plan for clarification:

1. Lighting ~ Dark Sky specifications require that the lighting be hooded and pointing downward. State when hours will be lit.
2. More detail needed in terms of parking (including gravel area) and septic system.
3. List number of employees and child care use (with matrix of child ages - permit must be adhered to, and cannot be changed).
4. Traffic flow and drop off areas must be indicated.
5. Signage to encourage traffic to go to 7, and possibly a left-turn only sign.
6. Show snow storage area.

The public hearing began at 7:34 PM. Joe Geisler of 83 Woodbury Road approached and formally requested the following to be considered by the Board: Road and drainage issues at the North End of Woodbury Road, annual plowing and damage to guardrail and bridge, speed limit on Woodbury Rd.

Anna Ruef of 88 Woodbury Road asked for the fence height. The applicant, Mrs. Kasper responded that it would be 4 feet. Ms. Ruef wondered if there were plans to add to the building. Mr. Fillmore responded that any changes must be approved by the Board. She expressed concern for hours of approval for lighting would be . She also confirmed reduced speed is needed here. There is also a concern for the number of kids and the age group that might be considered. The Kaspers' explained the kids never travel in and out at once. Mr. Kurk asked if they have ever had complaints from other business locations.

Russ Hammond of 99 Concord Stage Road stood up. He has four main concerns. 1. An increase of traffic flow (on a blind hill), and especially with the school release combined with a blind hill. Town has not yet provided assistance in the matter of the blind hill without this new proposed RVD business, so why would they now. 2. Drop off rate - when will the kids be unloaded and reloaded? Where are the parents going to turnaround? The area will become a Drop off zone - possibly might be deterred with signs. 3. Will there be pets? 4. Will summertime groups be a problem outside the whole day.

Mr. Fillmore reminded any change in the site plan would be needed to pass from the state or the town.

Paul Kosciuszek of 88 Woodbury Rd expressed worry about the state that noise and how big of range will the play area be. Mrs. Kasper stated that if the kids were to get out of control, they are brought into the building. He wanted to confirm he is not opposed to the vegetative line, as long as it isn't too high.

Mr. Fillmore closed the public hearing.

Mr. Kurk moved to postpone this hearing until the November 15th meeting, seconded by Mr. Bolton. All approved unanimously, 3-0-0.

**IV: SITE PLAN REVIEW Michael J & Tami M Pelletier, 153 Concord Stage Road ,Map 202, Lot 04 [Residential Village Zone].** Mr. Fillmore asked if any lights were being added. Mrs. Pelletier stated only at the front sign. Septic and driveway plans have been straightened out. It was discussed these following items would be needed to show on site plan:

1. Cut sheet for lighting.
2. Employee and customer maximum totals in any given time within proposed building.
3. Hours of operation.

Mr. Kurk moved to accept the application as complete. Mr. Bolton seconded, and all approved.

The Pelletier's approached. An explanation was offered regarding moving the real estate office business back into the home. Mr. Kurk deliberated how a new sign location would affect snow in terms of plowing in the winter.

Mr. Kurk moved to postpone the case until Nov. 15th. The Vice-Chair seconded, approved by all. 3-0-0.

#### **V. ADJOURNMENT**

Mr. Kurk moved to adjourn at 9:10 PM. Mr. Fillmore seconded. All were favor, 3-0-0.

*Respectfully submitted,*

*C. Provencher, Transcriber From notes and recording*