

## **WEARE, NEW HAMPSHIRE PLANNING BOARD**

### **November 15, 2018 Meeting DRAFT Minutes**

**Present:** Craig Francisco, Chairman; Bruce Fillmore, Jr., Vice-Chairman; Neal Kurk, Secretary; Chip Meany, Land Use Coordinator. Also present: Thomas Johnson, Beth Johnson, Colleen Montgomery, Madison Page, Christie Brown, Matt Hammond, Marsh Boulia, Chirstopher Boulia, Neil Semplie, Anna Marie Ruef, Paul Kosciuszek, Heather Rousseau, Scott Rousseau, Ryan Worsman, Michael Penney, Lori Mather, Dawn Marquie, Mike Pelletier, Tami Pelletier, Zach Staley, Taylor Montgomery, Katie Sizemore, JoAnn Kasper, Joe Kasper, Ashely Pinault, Christen Martin, Alicia Coughlin, Magen Curtis, Nicole Gordon, Tristen Gordon, Kurk Markarian, Gerald Cowan, Laura Cowan, Mariah Audet, Tony Tavoires.

Chairman Francisco called the meeting to order at 7:03 PM.

#### **I. DISCUSSIONS**

##### **a. SITE PLAN REVIEW (continued):**

Joseph & Joann Kasper/Michael & Tami Pelletier - 92 Woodbury Road, Tax Map 201, Lot 43 in a Village Zone. The Kaspers approached and explained the progress they have made. This included clarification of parking, septic system, an added sign which states "do not enter here", drop-off traffic flow, snow storage (shown below the gravel area on site plan), and painting over the existing establishment sign, which will be downlit. Mr. Kasper distributed current pictures of the property, as the Board looked at the new site plan. Mr. Kurk asked about which particular vegetation would be put in. Mr. Francisco asked about the use of the current 5 parking spaces and wondered if all existing lights were downcast.

The Chairman opened the Public Hearing at 7:15 PM. Paul Kosciuszek rose and voiced a concern about the proposed buffer along the road, but he doesn't have concern if a buffer is not required for his abutting property. He also reminded the Board that parking spaces with gravel can be soupy in the Spring. Taylor Montgomery, approached as a Town resident, spoke in favor of the Kasper's new business. Daycare would be close to the High school to give opportunity to students for work and to the Blackbird Deli would benefit with more traffic flow in the area. Katie Sizemore approached as a parent in Town who lives in North Weare, and having the convenience of daycare in the Northern region is very important to families here. Any other option for daycare would be a 45-minute commute for those who live in Northern Weare. Matt Hammond also commented on the fact parents are leaving Weare to do business in other towns. Mr. Kosciuszek approached again to remind everyone that the hearing is for those who are being impacted, the abutters. Laura Cowan 52 Concord Stage Rd. who lives close by stated she has no concerns for the Daycare plans. Mr. Kasper stood and addressed the bullet point regarding student counts and stated they are determined by DHHS and cannot be determined by the Town, but Mr. Kurk pointed out the Town has Authority to regulate the counts, and at no point should the applicant think the Town does not.

Public Comment was closed.

Mr. Kurk moved that the application be approved with the following conditions:

1/ Note 5 to state 'the existing sign will be repainted and lit downward'.

2/ Note 9 to address additional or replacement lighting

3/ Note 10 to include annotation for the visual/noise buffer of 5-6' tall fir trees, shall be planted along Worthly Rd starting at Southerly corner running to gravel surface. Trees will be planted 10' apart by June 2019.

4/ Five spaces on Woodbury Rd. shall be for employees only and shall be indicated by a sign.

Mr. Francisco seconded, and all were in favor.

**b. SITE PLAN REVIEW (continued):**

Michael J & Tami M Pelletier -153 Concord Stage Road, Map 202, Lot 04 in a Village Zone. Relocate Real-estate office in a Village Zone The Pelletier's approached the Board to further discuss the Change of Use plans of moving Pelletier Realty offices into the home. There is now listed # of employees, hours of operation, etc. The Chair asked for public comment, none spoke so he closed for public comment at 7:50 PM. The Vice-Chair moved to approve the application modified with a two-bedroom residence and office at 153 Concord Stage Road.

Mr. Kurk requests the date to state 11-15-18 on the plan. The all agreed after Mr. Kurk seconded.

**c. SITE PLAN REVIEW:**

Christopher & Marsha Boulais, 220 River Road, Tax map 412, Lot 98, to construct a building to house and operate a machine shop in an R/A Zone. Mr. Fillmore motioned to accept the application. Mr. Kurk seconded, all approved. Mr. Fillmore questioned if the shop existed, how to customers get to you. Mr. Boulais responded that they have very little customers, as we make finely detailed, small machinery parts. All fluids are contained in the machine when parts are made. All the containers are taken away in 5 gallon pails by a certified company. Mr. Fillmore asked about a construction schedule, then Mr. Boulais told him possibly completed in the early Spring 2019. Mr. Kurk requested a note should be indicated there are no employees. Mr. Kurk moved to accept with the additional notes: 1/ Note 6 states 'no employees permissible' and 2/ Note 7 must have an 'estimated construction schedule' listed on plan. Mr. Fillmore seconded, passing unanimously at 3-0.

**d. CONCEPTUAL REVIEW**

**Granite State Recycling, LLC 33 B & B Lane Tax Map 411, Lot 195.** Mr. Penney approached the Board to state that the application is to show minor changes to the April 2017 approved Site Plan which would include 1/ security access gates and 2/ the relocation of the proposed truck scale, 20' northeast, to meet a NHDES setback of 50' which is more restrictive than the Towns 30' setback. We will be locking security gates at both entrances/proposed access gates. The Board requested that the Fire Chief have a lock box for the property. The Chair asked if the scale would be the same size currently, and the applicant responded yes. Mr. Francisco said he has no issues in moving the truck scale, but Mr. Kurk said there is public hearing is needed here. He also warned that no materials will be stored outside and reminded the applicant trucks must be kept inside the building if they are filled with waste/materials. Only clean, empty dumpsters can stay outside and these instructions that the Planning Board sets forth

will be followed. Non-binding discussion here, the gates do not need a new site plan but the scale needs a new site plan. The Vice-Chair specified the scale should be 10' away from the leachfield. The Chairman noted the red box and the black box are improperly sized on the plan shown to the Board tonight. The Chairman moved with the following:

Roadway construction:

1. All topsoil, stumps, from 16' wide area.
2. Ledge and boulders removed to 18' subgrade and replaced with on-site material.
3. Certified soil scientist brought in to examine for wetlands.
4. 12' base gravel and 6' of top coat gravel is needed.

Mr. Kurk seconded, all were in favor 3-0.

#### **e. CORTLAND ESTATE CONCERN**

Mr. Francisco stated there are two breaches in the stone wall on the property, one of which is at least 60' wide.

#### **II. MINUTES**

Minutes were tabled until the next meeting.

#### **III. ADJOURNMENT**

Mr. Fillmore moved to adjourn at 8:31PM, Mr. Kurk seconded. Motion passed unanimously.

*Respectfully submitted,*

*C. Provencher*

*Transcribed from notes*