

**WEARE, NEW HAMPSHIRE PLANNING BOARD
FEBRUARY 28, 2019 Meeting DRAFT Minutes**

Present: Craig Francisco, chairman; Bruce Fillmore, Jr., vice-chairman; Neal Kurk, secretary; Frank Bolton, member; Chip Meany, Land Use Coordinator.

Guests: Beth McLellan, Michael C. McLellan, Keith Mulholland, Michelle Mulholland, Michael DePietro, Kelly DePietro, Morgan Rice, Tyler Scott, Jason Finney, Neil Semple, Mike Proulx, Richard Zecchino.

I. CALL TO ORDER

The meeting was called to order at 7:03.

II. SITE PLAN REVIEW

Keith Mulholland of 781 South Stark Highway, Tax Map 411, Lot 150 in a Commercial Zone. Metal restoration, undercoating, metal coatings and sandblasting.

Chairman Francisco moved to make the motion to accept the application, as completed. Mr. Fillmore seconded. Motion carried and discussion began with the Board outlining what must be done to the applicant. Mr. Kurk questioned DES permits and wanted to know if Mr. Mulholland needed to build a retaining wall. Mr. Francisco stated approval is only needed for septic, not wetlands. Mr. Meany told the Board the State has granted a driveway permit. The stone wall was questioned. The following is needed to complete the application:

1. Certified letter sent to Tom Carr.
2. Certified letter sent to Art Siciliano.
3. Test pit information required.
4. Proposed exterior lighting needs to be shown on plan.
5. Grading to be shown on plan.
6. Corrected letter from Mr. Beauchemin that does not say conceptual on it.

The Chair then moved, the motion carried with three "NO" votes; one "ABSTENTION". Application was not accepted.

III. SUBDIVISION

Morgan Rice of Tax Map 404, Lot 168. South side of Shady Hill Road in a Residential Zone. Mr. Francisco asked if the test pit results came in. The applicant stated they did not receive state approval yet. Mr. Fillmore moved to accept application as complete. Mr. Kurk seconded and the motion carried. The Chair wanted to know if any boards have commented on the application. Mr. Meany stated none of the Boards have commented. A member of the audience, Jason Finney, an abutter to the property was curious about the certain part of the map that the applicant said was an existing culvert. Mr. Finney told the group that he is not aware of the culvert. Public comment closed at 7:38 PM.

Various comments and questions about the property ensued, ending when the Chair moved to approve the application pending the following conditions:

1. Add wetland buffer note to plan per Article 28.9.
2. NH DES subdivision approval noted on the plan.
3. Note stating driveway regulations to meet Article 36.
4. Approval from the Board of Selectman is required for stonewall removal along with frontage for the driveway.
5. Monuments to be set.
6. Confirm the actuality of the culvert and add the word "existing" if it's there.
7. Mr. Carr needs a recent stamp.
8. Property line follows the brook and add tie-line.
9. 50' setback line 168.2
10. Remove the terminology 'proposed house'.

The application was then seconded by Mr. Kurk. The Chair asked for discussion, there was none. The motion carried.

IV. LOT LINE ADJUSTMENT

Shawn M & Denise C Hawkes of Tax Map 408, Lots 184 & 184.1 at 29 General Knox Road; Evangeline Mary Wilson of 19 General Knox Road, Tax Map 411, Lot 157; Brandon Paul & Melissa Jo Hawkes of 3 General Knox Road, Tax Map 411, Lot 157.1, in a Rural/ Conservation and Residential Zones.

The Chair pointed out that there are waivers regarding contours, soils, and wetlands. Mr. Fillmore moved to allow the waivers, seconded by Mr. Kurk and the motion carried. Mr. Fillmore then moved to accept application as complete. Motion carried. The applicant answered various questions from the Board. Mr. Francisco stated the site plan needs to be cleaned up as it is very confusing and hard to understand. The Chair open to public comment for the application. Mr. Zecchino of 76 Brown Ridge Road questioned putting up a house and was trying to understand about the brook and where the house would be going. The applicant stated that hasn't been decided yet. Mr. Kurk moved, seconded by Mr. Fillmore, to continue this matter in one month's time on March 28th 2019, and the motion carried. The applicant will return with the following:

1. Plans listed as #37317 (old plan) done by Mr. Siciliano in 2011, the wetlands need to be shown on the new plan.
2. Note 4 (old plan) regarding the July 6, 2010 variance granted. You are adjusting the boundary lines, not subdividing. The 24.7 acres are going to be smaller. The Board will need a copy of the variance to clarify this matter.

V. MINUTES

The following minutes were approved:

*November 8, 2018: Mr. Kurk moved to approve as corrected.

Mr. Fillmore seconded; passed, 4-0.

*January 10, 2019: Mr. Kurk moved to approve as corrected.

Mr. Fillmore seconded; passed, 4-0.
*February 14, 2019: Mr. Fillmore moved to approve as corrected.
Mr. Kurk seconded; passed, 4-0.

VI. ADJOURNMENT

The meeting adjourned at 9:02 PM.

Respectfully submitted,

C. Provencher

Transcribed from notes and recording