

FINAL

Minutes

of the Weare Planning Board
August 22, 2013

The meeting was called to order at 7:07 p.m. Present were Craig Francisco (chairman), George Malette, Neal Kurk, and Bruce Fillmore (alternate). The chairman appointed Bruce as a voting member.

1. Lot line adjustment for Andrew Swieszkowski and Pro Modern Realty. Art Siciliano for the applicant. George moved, Neal seconded, to accept the request for waivers for items 13, 14 and 15 on the checklist. Approved: 4 – 0. George moved, Neal seconded, to approve the application as complete. Adopted: 4 – 0. There were no public comments. Neal moved, George seconded, to approve the application, conditioned on (a) monuments to be set, (b) note 3 to be changed to reflect the current five-acre minimum lot size in the RA district and (c) eliminate note 4. Adopted: 4 – 0.

2. Other business.

a. Tom Trembly of Linwood Rea Estate presented a conceptual site plan on tax lot 411/150 in south Weare by the fire station. The plan had been approved by the Board in January 2006. Craig noted that WZO sec. 28.8 (50' set back) was not applicable, as this is a pre-existing lot) but that sec. 28.9 (25' buffer) does apply and requires a variance to accommodate the proposed building and parking area. A variance may also be needed to put parking within the 50' front setback.

b. Nancy and Alfred Cunningham, 371 Concord State Rd. (across from mobile home park), discussed the possibility of a mixed-use residential/commercial development (doggie day-care and a residence) in the commercial district. The Board indicated that a variance would be required to allow a residential use in the commercial district.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Neal M. Kurk
Secretary