TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190 Weare NH 03281 Phone: 603-529-2250 - Fax: 603-529-7527 August 8, 2013 - Meeting Minutes **FINAL COPY**

PRESENT: Craig Francisco, Chairman, Neal Kurk, Bruce Fillmore, Chip Meany, Land Use Coordinator;

Sheila Savaria, Recording Secretary

GUESTS: Heidi Munson, George Merrill

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: PUBLIC HEARINGS:

Sign Application Heidi's Pet Grooming

155 Center Road Residential Zone

Sign is 2' x 3', 2-sided, and will not be lit. Heidi Munson is relocating her Pet Grooming business to Weare from Epsom. The Board reviewed the application and it met all requirements.

Neal Kurk moved to approve the application of Heidi Munson, 155 Center Road, with the conditions that the sign not exceed 6' in height or be in the State right-of-way; Bruce Fillmore seconded, all voted in favor.

Driveway proposal George Merrill

1015 River Road

Chairman Francisco, Chip Meany, and Fire Chief Bob Vezina met with Town Attorney, Bill Drescher, and determined that even if the Planning Board wanted to, by state law, they cannot allow a building to be built off an easement that is not shown on an approved plan. The approved subdivision plan does not show the easement. The only way around 674.41, is to create a new subdivision plan showing the 2 lots as they are with the easement for the Planning Board to approve with the shared driveway, or the applicant to go the Selectmen to try and have it approved as a private road. Even if it was approved as a private road, he'd still have the issue with not meeting the Town's grade allowance of 10%. Mr. Meany said he cannot issue a permit unless the Board of Fire Wards, Planning Board, and Selectmen pass it. Mr. Merrill would need to get variances from the Zoning Board for hardship and for an appeal to the administrative decision for Mr. Meany not issuing a building permit, but the land was denied 10 years ago, so it would not be considered again by the Board unless new information was presented.

The Board discussed many scenarios to reconfigure, redirect, or relocate the driveway, and Mr. Merrill thanked them for the thought they are putting into this matter.

III: OTHER BUSINESS:

<u>Minutes:</u> Bruce Fillmore moved to accept the minutes from the July 25, 2013 site walk as written; Neal Kurk seconded. Neal Kurk and Bruce Fillmore voted in favor, Chairman Francisco abstained.

Neal Kurk moved to accept the minutes from the July 25, 2013 meeting as written; Bruce Fillmore seconded, all voted in favor.

Weare Planning Board Aug 8, 2013 Minutes Page 2 **Final Copy**

IV: ADJOURNMENT:

As there was no further business to come before the Board, Craig Francisco moved to adjourn at 8:20 pm; Neal Kurk seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria, Recording Secretary