

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

Phone: 603-529-2250 - Fax: 603-529-7527

July 28, 2011 - Meeting Minutes

****DRAFT COPY****

PRESENT: Craig Francisco, Chairman; Neal Kurk, Thomas Clow, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: MaryEllen Montplaisir, George Hodgdon

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:

Lot Line Adjustment Alma Schmid, Trust
Raymond Banks, Trustee, East Road
Tax Maps 203-93-93.1

Mike Dahlberg, Land Surveyor, prepared and presented the plans for this case. Mr. Dahlberg presented how the land currently looks, and how it will look if the lot line adjustment is approved. The reason for the lot line adjustment is to create a conforming lot that will eventually become conservation land. There is a permitted gravel operation that will be excluded from the conservation easement until it is claimed. The gravel pit will eventually be owned by the Town, but it will be located in conservation land. Mr. Dahlberg presented a waiver request from article 8.6.2 for putting a pin instead of a granite bound. Also, Mr. Dahlberg will change the plans to reflect East Road instead of East Street for consistency.

Neal Kurk moved to grant the waiver request to use an iron pipe instead of a granite bound at the intersection of the driveway and East Road; Tom Clow seconded, all voted in favor.

Mr. Dahlberg verbally requested a waiver to delineate the wetlands on the entire plan since they are not planning to develop the entire property.

Neal Kurk moved to grant the oral waiver request for wetland delineation on the entire property; Tom Clow seconded, all voted in favor. Mr. Dahlberg will follow up with a paper copy of this request for Chip Meany.

Neal Kurk moved to accept the application as complete; Tom Clow seconded, all voted in favor.

As there were no further comments, Chairman Francisco closed the public hearing at 7:37 pm.

Tom Clow moved to approve the Lot Line adjustment, submitted by Alma Schmid, Trust, Tax Maps 203-93 & 93.1 and Map 408 lot 23, with the following stipulations:

1. A note is added that the driveway must adhere to Town regulations.
2. Note 1 is changed to list all 3 lot numbers.
3. In the enlargement on the plan, Parcel C should be changed to Parcel B.
4. On Sheet 1, the spelling of 'easement' be corrected.
5. The owner of records should be added to the notes, and property address should be added in the title block.

Neal Kurk seconded the motion, all voted in favor.

Subdivision Shawn & Denise Hawkes, Rodman & Evangeline Wilson
 19 & 29 General Knox Road
 Tax Map 408-184 & 411-157

Art Siciliano, Land Surveyor, prepared and presented the plans for this case. The purpose of this Lot Line adjustment and Subdivision is to make lots 408-184 & 411-157 conforming and buildable. Mr. Siciliano delineated the wetlands on the plan to show the lots are buildable and asked the Board for a waiver to delineate the wetlands.

There was a comment from the conservation Committee to show a 25' buffer on the plan.

Neal Kurk moved to grant the Waivers for a complete topo and wetlands; Tom Clow seconded, all voted in favor.

Neal Kurk moved to accept the application as complete; Tom Clow seconded, all voted in favor.

Tom Clow moved to approve the Hawke/Wilson subdivision and lot line adjustment request with the 25' wetland buffer be shown on the plan, and a note added about the wetland. Neal Kurk seconded, all voted in favor.

III: OTHER BUSINESS:

MaryEllen Montplaisir appeared before the Board to introduce herself as the new owner of Palmer's Tavern and the pizza restaurant. Ms. Montplaisir told the Board she is leasing the property from Ed Palmer and will be renaming the establishment 'Boondocks Tavern and Country Grille'. Ms. Montplaisir will be serving home-cooked meals, have a smoked menu, will be opening for lunch, and eventually breakfast. Her hours of operation are within Town limits.

Chip Meany showed the Board the Goffstown regulations that Tim Redmond brought in for the purpose of looking at driveways. Also, Chairman Francisco suggested that Jack Munn come in to the next workshop to discuss the aquifer protection plan.

Minutes: Neal Kurk moved to accept the July 14, 2011 minutes as amended; Tom Clow seconded, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the board; Craig Francisco moved to adjourn at 8:10 pm; Neal Kurk seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria
Recording Secretary