

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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

June 27, 2013 - Meeting Minutes

**\*\*FINAL COPY\*\***

**PRESENT:** Craig Francisco, Chairman, Neal Kurk, George Malette, Bruce Fillmore, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

**GUESTS:** Diane Buckner, Lisa Ilsley, Stacey McLaughlin, Melissa Descoteau

**I: CALL TO ORDER:**

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building and appointed Bruce Fillmore as a voting member.

**II: PUBLIC HEARINGS:**

Expedited Site Plan Review

Daycare Center

Melissa Descoteau & Stacey McLaughlin

624 South Stark Highway

Tax Map 411-109, Commercial Zone

After the Board reviewed the application, Chairman Craig Francisco moved to waive items #14, #18 & #19 on the checklist; George Malette seconded, all voted in favor.

George Malette moved to accept the application as complete; Bruce Fillmore seconded, all voted in favor.

The applicants explained that they intend to change the space at 624 South Stark Hwy, formerly The Dirty Outdoors, to a child care center. They can have 20 children in the space now, but hope to add an additional toilet, and be allowed to have up to 24 children. The children will be ages 2+. They have been working with State Childcare Licensing regarding the proposed playground and how they would get children there safely. They will likely have one adult hold a stop sign while the children walk there safely. The playground will have a few play structures and grassy areas. They are also exploring the possibility of them using the back door. They are estimating having 3-4 cars at the facility at a time. The existing sign will be used.

Chairman Francisco closed the public hearing at 7:20 pm.

George Malette moved to approve the child care center at 613 South Stark Highway, as presented; Bruce Fillmore seconded, all voted in favor.

Neal Kurk entered the meeting at 7:20 pm.

Site Plan Review

Ice Cream Shop, Lisa Ilsley

33 South Sugar Hill Road

Tax Map 403-135, RA Zone

After reviewing the application, George Malette moved to approve waivers for #18 and #19 on the checklist; Neal Kurk seconded, all voted in favor.

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

Lisa Ilsley explained that she is going to start making homemade ice cream for the summer seasons, and will eventually pasteurize her own milk instead of buying it out of town. Ms. Ilsley will use the

existing building on the property, and build a small addition for storage. The addition will have electricity, but no running water. House water will be used for now. She is in the process of getting a driveway permit for next season. Parking from the property line is at least 25 feet, and 75 feet from South Sugar Hill Road. Ms. Ilsley's goal is to open her shop by May 1, 2014.

The Board discussed whether it is a permitted use in the RA under Article 17, because the mild will eventually be raised completely on the premises. They also discussed whether her business would be considered a farm stand or agriculture. She would need a special exception for she is selling food not produced on the farm, but if it is produced on the farm, it is considered agriculture and does not need a special exception. George Malette feels this is a home-based business.

Neal Kurk moved to approve the application dated June 4, 2013, of Lisa Ilsley, to operate an ice cream shop at 33 South Sugar Hill Road, with the following condition: the sign indicated on her plan does not exceed 6 square feet, and a driveway permit is issued prior to opening of operation to the public. Bruce Fillmore seconded the motion, all voted in favor.

### **III: OTHER BUSINESS:**

Chairman Francisco told the Board that he replaced Frank Bolton with Bruce Fillmore for the Planning Board representative for the CIP Committee.

Minutes: George Malette moved to approve the minutes from the May 9, 2013 meeting as written; Neal Kurk seconded. Craig Francisco, Neal Kurk, and George Malette voted in favor; Bruce Fillmore abstained.

Neal Kurk moved to accept the minutes from the May 23, 2013 meeting as corrected; Neal Kurk seconded. Craig Francisco, Neal Kurk, and George Malette voted in favor; Bruce Fillmore abstained.

Driveways: The Board had a lengthy discussion on who had the authority to approve driveways and who was in charge of making sure the engineering was correct. Chip Meany wants the Board to give him the authority to request engineered plans if he thinks it is necessary. The Board also discussed the proposed driveway application and made necessary corrections. Chairman Francisco will revise the application and send it to Attorney Drescher for review.

### **IV: ADJOURNMENT:**

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

Respectfully submitted,

Sheila Savaria,  
Recording Secretary