

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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

April 28, 2011 - Meeting Minutes

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

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

**GUESTS:** Chris Conroy, Rosemary Conroy, Karen Broemme, David Erikson, Richard Chiocca, Mike Dahlberg, Art Siciliano, Dick Ludders

### **I: CALL TO ORDER:**

Chairman Craig Francisco called the meeting to order at 7:05 pm at the Weare Town Office Building and appointed Dani-Jean Stuart as a voting member.

### **II: PUBLIC HEARINGS:**

Sub Division Application      Richard & Susan Chiocca  
Poor Farm Road  
Map #410-97  
Rural Conservation Overlay

Art Siciliano is the Land Surveyor representing the Chiocca's for this project. The Chiocca's currently own 37.6 acres on Poor Farm Road, and would like to subdivide the land into 2 lots, a 15.21 acre lot and a 22.39 acre lot. Both lots will meet all minimum Town requirements, neither are in an aquifer protection or flood hazard zone. Mr. Siciliano did topography on the front area of the property as well as setbacks. There were no test pits done in this survey. Mr. Siciliano applied for waivers for the back wetlands, topography, and test pit. Neither of the lots would be subdivided in the future under current zoning regulations since Poor Farm Road is not paved. There may be a plan to put a house on proposed lot 97.1 in the future, but there is no plan currently.

Chairman Francisco moved to waive the topography on rear portion of property, wetlands on rear portion of property, and test pit; Neal Kurk seconded, all voted in favor.

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

Chip Meany said that the only comment received from any boards or departments was from the Assessors Office saying that the land is in current use.

#### Public Comments:

Rosemary Conroy, an abutter, expressed her concern about the land being a wildlife corridor and says it is very valuable because it connects to the wetlands. She would like that to be noted for possible future building.

Richard Chiocca commented that his son plans to eventually buy the land and build on the other lot, and that he has no intentions on re-subdividing.

David Erickson, an abutter, is happy that Mr. Chiocca's new home will be placed in the wooded section of the lot instead of the field because the field is good agricultural land.

Chairman Francisco closed the public hearing at 7:23 pm.

Neal Kurk moved to approve the subdivision subject to a note being added indicating the land is in

current use, and the monuments being set; Tom Clow seconded, all voted in favor.

Lot Line Adjustment Eldon & Carolee Townes  
Randy Beliveau  
Reservoir Road  
Tax Map 201, Lots 112 & 112.7  
Residential Zone

Mike Dahlberg is the Land Surveyor representing the Townes'/Beliveau for this project. The Beliveau's own Lot 201-112.7, and the Townes' own Lot 201-112. They are adding 1.9 acres to Lot 112.7 from Lot 112. There will be no new construction. There will be 2 additions, parcel A & B. There are no wetlands on the resulting parcel 112.7. Mr. Dahlberg surveyed all 56 acres for the Townes' and included topography, wetland buffers, setbacks, etc. in the packet provided to the Board. The northern section of parcel A is no longer needed so it is being sold to Mr. Beliveau. The reason for the extension of land is because of a telephone that Mr. Beliveau needs power to will now be on his land. Neal Kurk asked if there were any restrictions placed on the berm in the past in terms of keeping it the same height and width, and questions whether these restrictions should be on the plan. Mr. Townes assured the Board that stock pile of material that makes up the berm will not be removed. Mr. Dahlberg agreed to add a note to the plan stating that the height and width of the berm be maintained. Chairman Francisco told the Board that the checklist was okay.

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

Chip Meany said there are no issues from any board or departments.

Public Comments:

Dick Ludders, a representative for the Piscataquog River Conservatory, as well as an abutter to the property, said that the committee reviewed the plans and noticed the importance of the berm as a visual buffer, and they are very interested in preserving the berm. As an abutter, Mr. Ludders feels the berm is very important in shielding the pit and would like to see something in the restrictions about preserving it. Mr. Dahlberg will put the berm on the plan in graphic form, and put that note as note 11 on the plan.

Neal Kurk moved to approve the Townes/Beliveau lot line adjustment with the condition that height, width, length and location of the berm be delineated on the plan, and a note added to indicate the height, width, and length of the berm be maintained; Tom Clow seconded, all voted in favor.

Sub Division Application Verna G. Martin Family Revocable Trust  
Verna G. Martin, Trustee  
224 Mt. Dearborn Road  
Map 408, Lot 44  
RA Zone

Neal Kurk recused himself as he is an abutter to the property in this hearing.

Art Siciliano represented Ms. Knowles for this project. Mr. Siciliano explained that his is a 2 lot subdivision on Mt. Dearborn Road, Lot 44. It is 56.84 acres, and is not in a flood hazard zone or an aquifer protection zone. The proposal is to subdivide the land with 5.1 acres and 51.74 acres. Lot 44.1 will eventually become a conservation easement of 51.74 acres. Lot 44 meets all minimum requirements. Ms. Knowles is the trustee for the trust and told the Board that she will retain the underlying deed but is giving away all development rights, and that they aren't applying for an easement because they will probably sell the house in the future and do not wish to sell the conservation property.

Chip Meany said there are no board or department comments, except from the assessing office noting that the land is in current use.

Tom Clow moved to accept the application as complete; Dani-Jean Stuart seconded. All voted in favor.

Public Comments:

Neal Kurk, an abutter, is very much in favor of the sub division.

Tom Clow moved to approve the Martin sub division with the following conditions: 1. A note be added that Lot 44.1 is a non-buildable lot. 2. Change labels on plan reflecting well house and pump house. 3. Add a note that the land is in current use. 4. Add a note saying the well house and pump house shown on Lot 43 services Lot 44. Dani-Jean Stuart seconded the motion, all voted in favor.

Lot Line Adjustment Terry M. Knowles  
Mt. Dearborn Road  
Tax Map 408, Lots 62 & 63  
RA Zone

Neal Kurk recused himself from this case as he is an abutter to this property.

Art Siciliano represented Ms. Knowles for this project. This is a lot line adjustment between Lots 62 and 63 for purposes of the remainder of the land becoming a conservation easement as a donation to the Piscataquog Land Conservatory.

Tom Clow moved to accept the application as complete; Dani-Jean seconded, all voted in favor.

Chairman Francisco question a roadway on the plan, and Mr. Siciliano explained it was the former Saw Mill Road which has since been discontinued.

Public Comment:

Neal Kurk, an abutter, expressed his strong support for this lot line adjustment.

Tom Clow moved to approve the Knowles lot line adjustment with the following conditions: 1. The pump house be labeled separate from the well house. 2. A note be added regarding the discontinuance of Saw Mill Road. 3. That the monuments be set. 4. A note be added that the well and pump house on Lot 62 services Lot 63. Dani-Jean Stuart seconded the motion, all voted in favor.

**III: OTHER BUSINESS:**

Chairman Francisco told the Board he had received a phone call from Paul Morin offering the help update the sub division regulations. The Board agreed to accept the help.

Dani-Jean Stuart asked the Board if the Townes lot line adjustment which will result in the storage of equipment on the land, should require a site plan review. Mr. Meany explained that there is no change in use, so no site plan is required.

**IV: ADJOURNMENT:**

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

Respectfully submitted,  
Sheila Savaria, Recording Secretary