

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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March 8, 2012 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman; George Malette, Neal Kurk, Tom Clow, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary.

GUESTS: Paul Hughes

I: CALL TO ORDER:

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

II: PUBLIC HEARING:

Sign Permit Application Ray Lemay
212 River Road

Ray Lemay is requesting a 2x3, 2-sided sign in an RA Zone. The sign will be 25 feet from the center of the road, meeting setback requirements. There will be no lights involved with this sign. Mr. Lemay's proposed sign is 9 feet from ground level, but per town requirements, it can be no higher than 6 feet from ground level.

Neal Kurk moved to approve the application for a sign at 212 River Road in an RA Zone as presented in the application, provided the height to the top of the sign not exceed 6 feet from the ground level per ordinance 34.10.1.2. Tom Clow seconded the motion, all voted in favor.

Conceptual Hearing JoAnn Kasper
Little Buttercups Nursery
63 Pine Hill Road

JoAnn Kasper has an existing daycare and she would like to expand within the current structure, allowing for 7 children in addition to the 15 they currently have. Chip Meany advised the Board Ms. Kasper would have to be inspected by the Building Department, the State, the Health Officer, and the Fire Department. In regards to parking, Ms. Kasper had said there is no one there full time other than the staff, and parents just drop off children and leave. Although there have been no complaints about the daycare thus far, Craig Francisco said he would like to see abutter notifications sent out and a formal review including information about parking, lighting, hours of operations, the approval of the fire department, and the septic system. George Malette also feels there should be a full site plan because of the increase in children. He feels the Planning Board should know what's going on in regards to parking, lighting, septic, etc. Chip Meany will refer Ms. Kasper for an expedited site plan and will hear her plans at the next regular meeting on March 22, provided she applies by Monday, March 12.

Conceptual Hearing Paul Hughes
Alpha Self Storage
407 North Stark Hwy

Paul Hughes would like to do auto restoration in his large storage bay at his self-storage business in the summer months when it is unused. Mr. Hughes restores antique automobiles and will require more receptacles and lighting in the bay. The lot is zoned commercial and the bay is on a 100' x 300' pad and is not part of his home. The traffic will not be changed; there will be no new signage; he will not be

selling vehicles. The space will not be rented out, but he may have a co-worker. Mr. Hughes said he has spoken to his abutters about his intentions. Chip Meany feels this is a change of use because there will be a commercial venture while he is repairing cars. Also, Mr. Hughes will need to meet EPA requirements because he will be painting cars. Mr. Meany said he needs a full site plan because it is a change of use and he needs to send out abutter notifications, lay out hours of operations, etc. Chairman Francisco said Mr. Hughes needs a full site plan and would like to see information about parking, lighting, hours, and approval from the Fire Department. If Mr. Hughes applies by Monday, March 12, he will have an expedited review and his case will be heard at the March 22 meeting.

III: OTHER BUSINESS:

Minutes: George Malette moved to accept the minutes from the February 23, 2012 meeting as written; Tom Clow seconded, all voted in favor.

IV: ADJOURNMENT:

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

Respectfully submitted,

Sheila Savaria
Recording Secretary