

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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February 9, 2012 - Meeting Minutes

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

**PRESENT:** Craig Francisco, Chairman; Frank Bolton, Vice Chair; George Malette, Neal Kurk, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary.

**GUESTS:** Mike Dahlberg, Chris Bolton

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

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building. Frank Bolton recused himself from the hearings.

### **II: PUBLIC HEARING:**

Conceptual Site Plan Review

Christopher Bolton

173 South Stark Hwy

Map 412-238, Commercial Zone

Mike Dahlberg, the Land Surveyor for Chris Bolton, showed the Board plans of the property at 173 South Stark Hwy. Chris Bolton bought the lot in 1980, built the house in 1981, and started his business of buying and selling vehicles in 1986, prior to town Zoning. In 2001, Mr. Bolton relocated his business to River Road, and a new tenant, Mr. White moved into 173 South Stark Hwy and continued to sell vehicles. Mr. White is not a bonded car dealer, but continues to sell cars and trucks, continuing the use on the mixed-use property that is zoned and taxed as residential. Mr. Bolton contends that there has been no interruption in the use since 1986.

Chip Meany explained that the reason the property was issued a cease and desist order from the town is because the dealership license was moved to 1225 River Road in 1993, therefore Mr. Meany felt the business ceased at 173 South Stark Hwy at that time. Mr. Meany has no contention with Chris Bolton's claim that he was in business before zoning, but says there needs to be a site plan filed for the business. Also, Mr. Meany said there needs to be some kind of traffic control in front of the business because buyers pull over quickly and are barely off the road to look at the vehicles that are for sale, and this obstructs traffic on Rte 114.

Craig Francisco does not feel a site plan is needed, but feels the Board can make suggestions to alleviate the problem. Mr. Meany said that once the cars are moved far enough back into the lot, and not too close to the road, there isn't a problem, but it will be more difficult for Mr. White to sell cars. Mr. Meany suggested signage directing buyers into the yard. The Board agreed that it would be appropriate for Chris Bolton and Chip Meany to meet at the site and work something out that makes it safer, while still allowing Mr. White to sell his vehicles. After a couple months, if it is still a problem, Mr. Bolton will have to appear before the Board again and further action will be taken.

As-Built Site Plan Review

Francis Bolton

on behalf of Henry Tiffany per PB requirement

Map 203-98.3, East Road

As required by the Planning Board at a previous meeting, Mr. Tiffany (not present) submitted his as-built site plan to be reviewed. Mr. Francisco noted that the site plan was received on time, and no action needed to be taken. The plan is signed by Art Siciliano and will be filed by Mr. Meany.

Frank Bolton stepped back in as a member of the Board.

**III: OTHER BUSINESS:**

Minutes: Neal Kurk moved to accept the minutes from the December 8, 2011 meeting as corrected; George Malette seconded. Neal Kurk and George Malette voted in favor, Frank Bolton abstained.

George Malette moved to accept the minutes from the January 12, 2012 meeting as corrected; Neal Kurk seconded, all voted in favor.

Craig Francisco advised that there would be a joint meeting on February 23, 2012 with the Conservation Committee regarding the Piscataquog River, and agreed with Mr. Malette that that Piscataquog River Local Advisory Committee (PRLAC) and the Piscataquog Land Conservancy (PLC) should be notified of the meeting.

Mr. Francisco presented information to the Board from Elwood Stagakis about articles that he corrected that need to be reviewed before they are changed.

**IV: ADJOURNMENT:**

As there was no further business to come before the board, Frank Bolton moved to adjourn at 8:15 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria  
Recording Secretary