

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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July 25, 2013 - Meeting Minutes

****FINAL COPY****

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

GUESTS: Donald Duval, Gary Guevin, Dan Guevin, George Merrill

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:

Lot Line Adjustment: Daniel Guevin, 906 River Road
Map 409, Lots 904 & 906, Residential Zone

Land Surveyor, Dan Duval presented this case. There are 2 parcels, both with septic, wells, and buildings on them. The rear parcel has no legal frontage, and the applicants want to add a strip so it is more in conformity. There is an existing grandfathered access easement that will be kept so they don't have to move the driveway. Chairman Francisco said he has concerns about the wetland buffer and wetland setback. There were no comments from the Conservation Commission.

Neal Kurk moved to accept the waivers for #11, 12, & 13 on the checklist in the application for Daniel J. Guevin, received by the Building Department on June 28, 2013; Bruce Fillmore seconded, all in favor.

Neal Kurk moved to accept the application as complete after having approved the various waivers; Bruce Fillmore seconded, all voted in favor.

Neal Kurk moved to approve the application subject to the conditions that a note be added that prior to building permits being issued, the wetlands be delineated within 75 feet of the building; Change Note 5 to add a wetland setback of 50 feet, and add a note citing Article 28.9: A buffer of native vegetation with no ground disturbance allowed except for planting shall be maintained within 25 feet of all jurisdictional wetlands.

Proposed Driveway George Merrill
1015 River Road

This is a continuation of a conceptual hearing from July 11. Prior to tonight's meeting, the Board held a site walk at the property and reviewed a letter they received from town Council. Chairman Francisco questioned why Mr. Merrill could not build someplace else on the lot. Merrill said building the house is proposed the most attractive and feasible place to build. If he has to build in the lower section of the property, the property will be devalued because it won't have a view, and it will make it very hard to sell. Chairman Francisco feels Mr. Merrill needs to show the Board something that says it is impossible to build the house in the lower section of that lot. Neal Kurk says there are two possibilities, either relocate the house, or relocate the driveway. The Board then discussed ways to change the driveway or house location. Neal Kurk and Chairman Francisco would prefer to continue this until Mr. Merrill can get additional information to a date Mr. Merrill requests.

Neal Kurk moved to continue the driveway application for George Merrill, lot 406-51-3, until Mr. Merrill wishes to bring the issue before the Board again; Bruce Fillmore seconded, all voted in favor.

III: OTHER BUSINESS:

Minutes: Neal Kurk moved to accept the minutes from the June 27, 2013 meeting as written; Bruce Fillmore seconded, all voted in favor.

Bruce Fillmore moved to accept the minutes from the July 11, 2013 meeting as amended; Neal Kurk seconded, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Bruce Fillmore moved to adjourn at 8:45 pm; Neal Kurk seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary