

Final



**WEARE PLANNING BOARD
MEETING MINUTES
July 22, 2021**

PRESENT: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN;
FRANK (CHUCK) BOLTON; WILLIAM (BILL) STOCKHAUS, SECRETARY; RAYMOND (RAY)
MENARD, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR
ABSENT: JOHN (JACK) MEANEY, EX-OFFICIO

GUESTS: Matthew Bombaci, Eamon Moran, Leigh Bosse

I. CALL TO ORDER

Chairman Francisco called the meeting to order at 7:00 pm. and welcomed those present to the July 22, 2021 meeting of the Weare Planning Board.

II. DISCUSSION

A. Site Plan Review & Conditional Use Permit (Continued from June 24, 2021): Denis Lessard (Owner); Aubuchon Realty Company, Inc. (Applicant) – 455 So. Stark Highway, Tax Map 412, Lot 248, Commercial Zone Application is for the redevelopment of the current property to propose a 10,500+/- SF retail store.

Chairman Francisco noted the Board and Matt Bombaci are in receipt of Town Engineer Keach-Nordstorm Associates Inc. drainage review letter. Matt Bombaci, PE, Bohler Engineering, Southborough, MA. confirmed.

Matt stated he is representing applicant Eamon Moran President of Aubuchon Realty Company, Concord, MA., prospective owner. Addressing the four outstanding items rendered by the Board, the first being, list prospective owners on the plan. Matt stated the plan will be noted as follows: “the proposed use is anticipated to be a general retail goods store, automotive parts sales or hardware store. Other uses may require additional review at the discretion of the Weare Planning Board.” The second item is lighting. Lights to be shut off ½ hour after closing with some security lights on the building. The third item relates to the building color, proposed is a dark bronze. The fourth item is the Keach-Nordstorm review letter. Matt, having received the letter today, has not prepared the details for the plan, but is amendable to a full discussion with the Board.

Chairman Francisco asked the Board for questions or comments. There was none.

Chairman Francisco asked what happens if within a year from opening, more parking spaces are needed. Matt responded a note on the plan could state additional parking at the discretion of the Planning Board. Eamon Moran replied he always offers additional parking on request. However, in his experience, the proposed parking accommodates the stores suggested.

Ray Menard refers back to the previous discussion, which states the site is adaptable to additional parking if needed.

Frank Bolton stated he is concerned with possible uses. The town already has an auto parts store across the street, and a hardware store up the street. It is not going to work well for someone. Not a good plan to have these two types of businesses, especially since, they have had a hard year. Maybe the retail goods store would not conflict at this location, but he is still concerned.

Matt answered they are not sure which one of the proposed businesses will be confirmed. Market studies have been done.

Chairman Francisco added it is not any different than when Dunkin Donuts moved in.

The Chair asked for public comment. There was none.

The Chair closed the public hearing at 7:08pm.

Vice Chairman Fillmore addressed the Keach-Nordstorm review letter, in particular #8., asphalt-paving section. He thought it was strong for a private parking lot, 12 inches.

Matt stated Eamon hired Geotechnical Services, Inc., 55 North Stark Highway, Weare NH. Their recommendations will be based on the soil evaluation. The final plan to include minimum course specs. The design is geared for fully loaded axles, heavy-duty truck areas.

The Chair asked the Board for comments or questions. Vice Chairman Fillmore asked for clarification in the description, break in the berm or cut in the curb. Matt, pointing to the proposed site board, stated there is a break in the curb for a catch basin. A check dam with clearly defined berms on either side.

The Chair asked for other questions or comments from the Board. Vice Chairman Fillmore summarized the plan is to include a detailed statement from GSI, Inc. referring to the pavement. Matt confirmed the final plan is to include the detailed pavement. He is waiting on the report from GSI, Inc. for the parking lot depths.

Chairman Francisco asked Interim Land Use Coordinator Bolton if Keach-Nordstorm could have a copy of the minutes with the Board's concerns. Interim Land Use Coordinator Bolton explained they work closely with GSI, Inc. Chairman Francisco stated the parking lot structure need not be the same as the truck turn entrance way. Matt responded Keach-Nordstorm will have a copy of the GSI, Inc. report.

Vice Chairman Fillmore moved, Secretary Stockhaus seconded to approve the plan with the following conditions:

- **light area for parking to turn off ½ hour after store closing, posted near hours of operation, with some building security lights**
- **septic approval from NHDES**
- **State driveway permit received stating no improvements**
- **approval letter from Keach-Nordstorm for drainage and parking lot typical cross section, truck traffic area needs to be more structural than the general parking area, different spec with asphalt**
The entire parking area cannot be single spec.
- **no trees cut in the buffer between the building and the residential neighbor**

Vice Chairman Fillmore amended his motion for a note to be added to the plan, surveyor to lay out the limits to the tree cutting prior to construction. Agreed by Secretary Stockhaus. Discussion: being none. Passed 3-1-0 Frank Bolton voted no.

Plan approved.

Vice Chairman Fillmore moved. Secretary Stockhaus seconded to approve the Conditional Use permit for the impervious coverage. Discussion: being none. **Passed 4-0-0**
Conditional Use permit approved.

III. MINUTES

June 24, 2021 Minutes: **Secretary Stockhaus moved, Frank Bolton seconded to accept the minutes of June 24th as written, passed 3-0-1 Chairman Francisco abstained.**

July 15, 2021 Site Walk Minutes: **Secretary Stockhaus moved, Vice Chairman Fillmore seconded to accept the minutes of July 15th as written, passed 4-0-0.**

IV. OTHER

Ray Menard mentioned is it the Planning Board's right to include a statement about parking if it exceeds 80% of the available spaces. Vice Chairman Fillmore explained who would enforce that stipulation. WPD will enforce it if they park on Rte. 114.

Secretary Stockhaus bridged the conversation of short-term rentals. Limited by septic system approval and parking spaces. People renting from out of town do not know where they should park. Renters should be limited by parking provided. This would alleviate the additional foot traffic and people.

Vice Chairman Fillmore mentioned how few people most bedroom septic systems are approved for, not designed for more people. Brief discussion about water front property and being a public health issue. It needs to be well thought out.

V. NEXT MEETING

August 12, 2021 Work Session topics: wetland buffer, septic on rentals and mixed use.

Being there was no further business to come before the Board, Secretary Stockhaus moved, Frank Bolton seconded to adjourn the meeting at 7:37 pm. Passed 4-0-0

A True Record

Karen Nelson

Karen Nelson transcribed from

You Tube Recording, TA Bolton notes