



WEARE PLANNING BOARD  
MEETING MINUTES  
AUGUST 24, 2023

**PRESENT:** Bruce Fillmore- Vice Chairman, Pastor Bill Stockhaus, Ray Menard- Alternate, Paul Gannon- Alternate, and Benjamin Knapp- Ex-Officio,

**ABSENT:** Craig Francisco- Chairman, Jack Meany, Frank Bolton, Dani-Jean Stuart

**TOWN ADMINISTRATOR:** Naomi L. Bolton

**GUESTS:** Dan Higginson, Sean Gaffney

Vice Chair Bruce Fillmore called the meeting to order at 7:00 PM. Vice Chair Fillmore appointed Alternate Members Ray Menard and Paul Gannon as regular voting members.

**Subdivision Plan:** *Carolee E. Townes Revocable Trust, Carolee E. Townes Trustee (Owner); Higginson Land Services (Applicant), Tax Map 201-112, Residential Zone. The purpose of this plan is to depict a two-lot subdivision. A new lot (201-112.014) contains 3.11 acres, and the second lot is the remainder lot (201-112) containing approximately 49+/- acres.*

Vice Chair Fillmore said in the application number seven there is no building and setbacks shown in the plan, and in number ten there is no representation of the locus map. There is also no wetlands stamp presented on the plan. Applicant Dan Higginson verbally asked for waivers for the buildings and setbacks to be shown on the plan, the locus map, and the wetlands stamp.

**Paul Gannon made a motion to grant the verbally requested waivers. Seconded by Pastor Bill Stockhaus. Motion passes 5-0-0.**

Vice Chair Fillmore stated by granting the verbally requested waivers the Planning Board can move forward with the application.

**Pastor Stockhaus motioned to accept the application as complete. Seconded by Menard. Motion passes 5-0-0.**

Applicant Higginson said the location they are requesting to subdivide is the Towne's Gravel Pit. The owners are looking to subdivide another lot with frontage on Thorndike. It is a little over three acres and would be for the owner's grandson. It is up against the property line of Tax Map 201-113 and are looking to leave 100 feet of land between the proposed lot and the existing boundaries. Vice Chair Fillmore asked Mr. Higginson to show on the plan the 100 feet to the existing lot line from the new line. Applicant Higginson agreed to the request. Vice Chair Fillmore asked if the monuments were already set. Applicant Higginson said that they were. Pastor Stockhaus said on number six both lots are to be serviced but the second lot shown on the plan does not have diagrams to show what will be serviced. Applicant Higginson

said it is vacant land. Pastor Stockhaus asked if it was necessary to identify both on the plan. Applicant Higginson said he can say 112.14 to be serviced. Vice Chair Fillmore asked about the title block because it states Grandview and the frontage is on Thorndike. Applicant Higginson will correct the title block from Grandview to Thorndike. Vice Chair Fillmore asked the applicant if State Subdivision had been applied for. Applicant Higginson said no, he was waiting for the outcome of the meeting. Vice Chair Fillmore asked what the grade of the driveway was. Applicant Higginson said he is unsure of the grade because the existing driveway grade is not necessarily going to be the same grade. He said given the length of the driveway they can meet the minimum Town standards. Ex-Officio Knapp said where the house would sit and the watershed of that could be a big deal because the house and the driveway would drain down Thorndike. Applicant Higginson said they are in group one soils so they are rapidly draining. Vice Chair Fillmore would like to add a note that the house site drainage goes toward the gravel pit and not toward the driveway. Applicant Higginson agreed to add the note. Vice Chair Fillmore asked if there was a driveway further down Thorndike on the property that is not being used that has a small culvert. Applicant Higginson said he believes it is. Vice Chair Fillmore said if it is a 12-inch culvert and the standard is 15 inches the adjustment of the culvert should be made. Applicant Higginson said the ditch is substantial and does not see any issue with correcting the size. Applicant Higginson will add a note to indicate the minimum driveway culvert to be 18-inch providing a negative pitch.

**Vice Chair Fillmore opened the public hearing at 7:17 p.m.**

**Vice Chair Fillmore closed the public hearing at 7:17 p.m. due to no public present.**

**Pastor Stockhaus motioned to conditionally approve the subdivision for Tax Map 201-112 establishing a new Tax Map 201-112-.014 with the following conditions:**

- 1. Locus Map to be shown on plan;**
- 2. Setbacks to be noted on the plan;**
- 3. Wetland Stamp to be noted on plan;**
- 4. Drainage towards the interior of the property opposed towards the road;**
- 5. The culvert is to be increased to 18 inches at the driveway;**
- 6. Bearing distance from the corner to the established corner be noted;**
- 7. Title Block changed to Thorndike;**
- 8. Subject to State Subdivision Approval.**

**Motion seconded by Menard. Motion passes 5-0-0.**

**Voluntary Merger:** *Brent & Doreen Ferguson – 96 Cottage Road, Tax Map 102-014 & 102-015.*

The Planning Board reviewed the provided documents and application for the lot merger of Tax Map 102-014 & 102-015.

**Pastor Stockhaus motioned to approve the lot merger of Tax Map 102-014 & 102-015 at 96 Cottage Road. Seconded by Menard. Motion passes 5-0-0.**

**Being there was no further business to come before the Board, Ray Menard made a motion to adjourn, Pastor Bill Stockhaus seconded to adjourn at 7:25 pm. Passed 5-0-0**

**ADJOURNMENT**

A True Record.

*Kearsten O'Brien*

Kearsten O'Brien, Minute Taker