

Final



WEARE PLANNING BOARD MEETING MINUTES March 11, 2021

PRESENT VIA ZOOM: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; JOHN (JACK) MEANEY, EX-OFFICIO; FRANK BOLTON; NEAL KURK, SECRETARY; WILLIAM STOCKHAUS, ALTERNATE; KELLY DEARBORN-LUCE, LAND USE COORDINATOR

GUESTS VIA ZOOM: Matthew Bombaci, Eamon Moran, Andy Morris

ZOOM HOST: Town Administrator Naomi Bolton

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 pm., and explained due to Covid-19 orders from Governor Sununu's Stay at Home 2.0 directives, the meeting was conducted via Zoom.

II. DISCUSSION

A.) **Conceptual discussion:** Matthew Bombaci, Project Manager for Bohler to discuss a proposed retail store at 455 South Stark Highway. The proposed use is permitted-by-right in the Commercial District. Site Plan Review is anticipated through the Planning Board.

Matthew Bombaci, PE, Bohler Engineering, Southborough, MA, and Eamon Moran, Pres., Aubuchon Realty Co., Concord, MA, presented their explanation for the conceptually proposed new 10,500 sq. ft. commercial retail build at 455 South Stark Hwy.

Chairman Francisco stated Weare has three different levels of parking standards for different retail uses. This proposal, with an undeclared retail, volume wise unknown, presents with a medium to low parking need.

Matthew Bombaci displayed an aerial view of the property, overlaid with the proposed sketch depicting the building to the left and 30 space parking area to the right, with 50 ft. front yard setback. Loading and solid waste refusal placed behind the building. Potentially an Aquifer Protection District, steep slope treed area that flattens out to a sandy, infiltrating soil, anticipating a Conditional Use permit, and NHDES storm water design plan. Low generating trip retail usage, with a lot of floor space compared to the number of customers.

Secretary Kurk asked what kind of retail is planned. Eamon Moran answered, they have done developments with Aubuchon Hardware, O'Rielly Auto Parts, Dollar General, Family Dollar and Dollar Tree, all are potential businesses, but no final decision in place. Property under agreement until June 2021 with current owner Dennis Lessard, retail commercial site by right.

Secretary Kurk explained his reasoning; Matthew Bombaci stated proposed building to have a lot of space in relationship to floor area, justifying the lower number of parking space needed.

Eamon Moran replied all perspective businesses mentioned fit the inventory/space size, but no definitive retailer chosen.

Vice Chairman Fillmore question the type of building construction. Eamon Moran answered probably wood stick built, no architect engaged.

Chairman Francisco and Vice Chairman Fillmore mention the GIS map as it indicates a pond. Matthew Bombaci stated Tom Sokoloski, Wetland Scientist, TES Environmental Consultants, LLC., walked/augered the property and did not find anything, though, some iced area, fairly certain no wetlands on site.

Matthew Bombaci stated they will be filing with NHDES for septic and well permits. Also, NHDOT permit to remove existing driveway, to put in a new driveway.

Chairman Francisco asked where will the septic and well be sited. Matthew Bombaci responded septic to be somewhere along the South Stark Highway frontage and the well tucked somewhere in the back.

Secretary Kurk questioned if perspective retailer to be a single or multiple tenant(s). Eamon Moran replied he anticipates a single tenant.

Frank Bolton asked is there a guarantee one of the five businesses mentioned be the chosen store. Eamon Moran answered no guarantee, first part is permitting second part is marketing, a hunch one of the five.

The Chair asked if there were any other questions, straightforward in his opinion. NHDOT permit, septic system approval. No 100,000 sq. ft. disturbance site. Conditional Use permit for Aquifer Protection, infiltration has to been the same as if it were for 10%, no problem because all sand.

Vice Chairman Fillmore added the property is a bowl in shape, no place to drain off water, must infiltrate.

Jack Meaney asked what is the projected start time. Eamon Moran replied Purchase and Sales agreement good until June. Looking to start late summer finished by year-end.

Vice Chairman Fillmore asked if the property is sold to the tenant or leased. Eamon Moran responded they are developers, once lease is signed; the building is built, rent collected.

Jack Meaney questioned the demolition of existing structures. Eamon Moran replied yes, house, carports demoed. Jack Meaney reminded demo permits will need to be in place. Eamon Moran stated yes, permits for demolition and building.

B.) Continuation of Site plan application for SafelyStor, LLC for property on 424 South Stark Highway, Tax Map 109, and Lot 8. The application is to construct one storage unit (115x40) and to reduce the outside storage area. The property is in the Commercial District.

Chairman Francisco recused himself, as he is the surveyor for this case.

Vice Chairman Fillmore appointed Alternate Stockhaus a voting member and opened the hearing. Last week's Site Walk determined the location of the retaining wall.

Vice Chairman Fillmore shared his computer screen with the plan that showed certain pertinent notes from the last signed approved plan were not transferred to the new one. Note #4 is missing that specified what can be stored outside. Note #10 for the hours of operation. Note #11, 12 & 13 also missing. In addition, an area as noted on the plan, *nothing to be disturbed within 15 ft. of Route 114*. Pointing to the plan, he noted two evergreen trees were never planted, instead other plantings. All of these missing items need to be added to the new plan. Originally, retaining wall was noted as plain, now to be textured face block. This needs to be changed on the plan.

Secretary Kurk questioned the dark planting areas noted on the plan, are all these trees planted now.

Andy Morris responded all trees have been planted. Craig Francisco did an actual count on site.

Secretary Kurk reiterated all plantings as seen on the plan, square and round, are in.

Andy Morris responded yes.

Vice Chairman Fillmore stated after driving by the property today, he noticed plant material in place, but no evergreens. Also, other evergreens on the plan towards the side, not sure if they were planted.

Andy Morris stated there are three planted in the old driveway.

Vice Chairman Fillmore answered yes, but arborvitae type, not evergreens, not green, stick-like.

Andy Morris stated they are evergreens, but they may have died, to be replaced in the spring.

Vice Chairman Fillmore stated he has sent Bedford Design a copy of the notes that were missing. Once the retaining wall was visited during the Site Walk, there is no longer a problem with it.

Secretary Kurk agreed.

Vice Chairman relayed the Notes that needed to be added to the new plan. Note #4, 10, 11, 12 and 13.

Secretary Kurk moved, Alternate Stockhaus seconded to approve the plan subject to the following conditions: two evergreen trees by the telephone pole near the gate be replaced if in fact they are dead, the following notes be added to the plan from the previously approved plan, Notes #4, 10, 11, 12 and 13. The block, *Existing trees to remain within 15 ft of NH Route 114*, be added to the plan. And that the proposed wall be of textured concrete. Passed 5-0-0

Chairman Francisco resumes as the Chair. Alternate Stockhaus stepped aside as a voting member.

III. MINUTES

January 28, 2021 Minutes: Vice Chairman Fillmore moved, Secretary Kurk seconded to accept the minutes of January 28th as written, passed 4-0-1. Jack Meaney abstained

February 25, 2021 Minutes: Vice Chairman Fillmore moved, Secretary Kurk seconded to accept the minutes of February 25th as written, passed 3-0-2. Jack Meaney, Chairman Francisco abstained

February 27, 2021 Site Walk Minutes: Vice Chairman Fillmore moved, Secretary Kurk seconded to accept the minutes of February 27th as written, passed 4-0-1. Jack Meaney abstained

IV. DISCUSSION

LUC Dearborn-Luce mentioned Saturday, May 15th Planning & Zoning Training Conference, registration starts March 29th. To resend to all Board members.

IV. NEXT MEETING

Thursday, March 25, 2021 at 7:00 pm.

Being there was no further business to come before the Board, Secretary Kurk moved, Jack Meaney seconded to adjourn the meeting at 7:33 pm.

A True Record

Karen Nelson

Karen Nelson transcribed from

You Tube Recording, TA Bolton notes

& LUC Dearborn-Luce notes