

DRAFT
WEARE PLANNING BOARD
January 23, 2020
MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore (vice-chair), Neal Kurk (secretary), and Kelly Dearborn-Luce (Land Use Coordinator).

Guests: Cleone Tiffany Graham, Peter Madsen, Matt Peterson, William F. Tiffany, Edwin Tiffany, Rev. William R. Stockhaus, Porter Spooner, Deb Raymond, Claude Raymond, David Nelson, Sheila Cleveland, David Nelson, Michael Haas, Susan Flanagan, Gwen Golden, Kevin Griffith.

I. CALL TO ORDER

The chairman called the meeting to order at 7:04 PM.

II. CONTINUATION OF CHANGE OF USE

Whitetail Commercial Development, LLC Condominium to propose phasing plan on Oil Mill Rd., [412/202] (Whitetail Lane and Riverdale Rd) in a Commercial Zone.

Mr. Kurk, seconded by Mr. Fillmore, accepted the application as complete, 3-0.
Discussion centered on the following:

1. Clarification is needed from the town attorney on how and when units will be sold in Phase Two of project; does everything have to be completed (including parking) before anything is sold.
2. Explanation needed for when site-plan approvals expire.
3. Project approval must meet conditions of approval.
4. Board of Selectmen must approve site plan.
5. Cistern must be included in Phase Two.
6. Inspections are needed for erosion control specifications.
7. Road engineering expenses are in deficit and need to be paid.
8. Additional note to be put on plan that states "Phase Two with 19 approved conditions from August 2018 will not be changed".
9. The chair read aloud a letter from Linda Beliveau, an abutter, dated 1-23-20. (see attached).
10. Add additional note (16) which will give an estimated site construction schedule that coincides with the proposed phasing schedule; final date needs to be listed.
11. Phase Two convertible area B shall not be changed from original approved plan.

Mr. Peterson, the representative for Whitetail, explained there will be no more new phases coming before the board and condo documents allow the project to move forward with both phases.

The chair opened comments to the public at 7:28 PM. Michael Hass inquired about the building schedule and asked for it to be practical. David Nelson wanted to know if the drainage will be set up before the buildings are occupied. Mr. Kurk moved, seconded by Mr. Fillmore, to continue this hearing until Thursday, February 13, 2020; all were in favor, 3-0.

III. PROPOSED LOT LINE ADJUSTMENT (LLA)

Edward Tiffany of 207 of Tiffany Hill Road [404/58] in a Rural/Agricultural Zone.

Mr. Kurk moved, seconded by Mr. Fillmore, the application as complete. All were in favor, 3-0.

Mr. Kurk moved, seconded by Mr. Fillmore, to approve topographical, wetland, test pit and lot line waivers; 3-0.

Dialogue centered on the corrections already made to the plan; no commentary from police, fire, assessing or highway, but conservation requests a note of exemption for wetlands stamp. There was no public comment, so closed by the chair at 7:50 PM. Mr. Fillmore moved to approve the LLA contingent on the following:

1. Note 6 to be removed on page two.
2. Remove crosshatching area with dots.
3. Show Lot 59.5 as an abutter.
4. Correct top of page info to show 404/59.4 & 59.5
5. Fix spelling error.
6. Contour numbers for topography note (should be 980).

Mr. Kurk seconded, and all were in favor: 3-0.

IV. PROPOSED SUBDIVISION

Edward Tiffany of 207 Tiffany Hill Road [404/58] in the Rural/Agricultural Zone. The purpose of the subdivision plan is to create a total of two lots.

Mr. Kurk moved, seconded by Mr. Fillmore, to grant the requisition for the following waivers:

(1) wetlands (2) test pits (item 14) (3) design review checklist. Seconded by Mr. Fillmore, all were in favor: 3-0.

Mr. Kurk moved, seconded by Mr. Fillmore, to accept the application as complete. All were in favor; 3-0.

Ms. Cleone Tiffany Graham stated there are three equal lengths of road frontage to each property. The chair asked for public comment, there was none. Public comment closed at 8:12 PM.

Mr. Fillmore moved, seconded by Mr. Kurk to approve the subdivision with the following conditions:

1. The well easement shall be recorded in Note 6 on plan, reworded to say “In front of barn”as
2. Add additional Note 7 to be added to record Historic Stone Wall. Show wall with more detail on plan

3. Add to Note Two “onsite wells and septic systems are required”
4. 15 monuments to be set
5. Separate lot 58 into two lots.
6. Correct mislabeled topo line on Lot 58.1.

Vote delivered the subdivision approval, as all were in favor; 3-0.

V. SITE PLAN APPLICATION

ALPHA Self Storage on 407 North Stark Highway [201/14-1] in a Commercial Zone. The applicant is looking to add 27,700 square feet of new self-storage, an office and an outdoor storage area.

Mr. Kurk moved to accept the application as complete. Mr. Fillmore seconded, and all were in favor: 3-0. Mr. Peterson spoke for the applicant, describing various steps they are looking to go forward with including, but not limited to:

- *expand the common driveway
- *2700 sq. ft. of additional space to be added with 5 structures
- *a motorized gate and chain linked fence will be continued on both property lines; the fence goes to office down along parking space area that will provide more security on the property and to abutters
- *the back gate will have a manual lock
- *grading and drainage will be 1% across the site meeting specifications and requirements for the storm water management plan
- *erosion and lighting (15-minute sensor on poles and buildings/Dark Star/downward facing) plans are in place

Major points of topic of discussion included:

- *that the buildings are not visible from Rt. 114
- *a note is needed for what is kept in outdoor storage area
- *grading needs to be shown on plan
- *a 16’-18’ high retaining wall planned for the corner
- *top of back wall needs protection from falling
- *note needed to explain running water flow/well on property; storm water management plan needs to be reviewed
- *comments from the Boards are pending.
- *snow storage to be addressed

Public comment opened at 8:45 PM. Deb Raymond, an abutter, commented on concerns she and her husband have as property owners near Alpha Storage. Not limited to, but noted was concerns for abutters customers trespassing, odd activity at different times of the night, auto painting and oil changes occurring in the units where toxic fluids possibly are being dumped in Dustin Brook, asphalt damage on shared driveway from increased truck use and would like a vegetation buffer zone.

The vice-chair moved to continue the hearing until Thursday, February 27th, after a required site-walk, scheduled on February 1st at 9 AM. Mr. Kurk seconded, and all were in favor; 3-0.

VI. CHANGE OF USE SITE PLAN

Weare Christian Church at 325-327 North Stark Highway [201/77] proposed new as a multipurpose/ministry and office/meeting area. Mr. Kurk moved, seconded by the vice-chair, to accept the application as complete; 3-0.

Conversation brought up the following points to consider:

- *North side of building must have a fire door exit
- *Parking and crowd control a very important topic. Points raised were the building use requirements for parking; address overflow parking needs; 18 parking spaces currently, but will need 21
- *Police are alerted and on-hand when major crowd impact is expected, shuttles are employed, and parking is utilized at the church
- *Other considerations: allowed uses in district, lighting, snow/trash removal or placement, landscaping, ADA requirements with building permit process, and sign permit
- *Comments from Boards: DPW – no concern; Fire Chief – ongoing: Conservation: none but PRLAC should be considered?); Police – no concerns; Assessing: no concerns
- *Site-walk is scheduled for Saturday morning, February 1st at 8:30 am

Mr. Kurk moved, seconded by Mr. Fillmore, to continue this hearing until the Thursday, February 13th meeting. All were in favor; 3-0.

VII. MINUTES

The following minutes were approved:

- *January 9, 2020: Mr. Francisco moved to approve, seconded by Mr. Bolton, and passed 3-0-2.

VIII. NEXT MEETING

- Thursday, February 13, 2020
- Thursday, February 27, 2020

IX. ADJOURNMENT

The meeting adjourned at 10:05 PM.

Respectfully submitted,



C. Provencher
Minute Taker