

DRAFT
WEARE PLANNING BOARD MEETING MINUTES
May 28, 2020

Present: Craig Francisco (chairman), Neal Kurk (secretary), Rev. William R Stockhaus (alternate), Jack Meaney (Ex-Officio) and Kelly Dearborn-Luce (Land Use Coordinator).

Present per conference call: Bruce Fillmore (vice-president).

Guests: Vincent Iacozzi, NBAC, Dan Higginson, William Lambert and Ronald Therrien.

I. CALL TO ORDER

The meeting was called to order at 7:02 PM, all abiding by COVID-19 Social Distancing and Town of Weare emergency orders. Next, a kind welcome and recognition from the chair to Rev. William R Stockhaus as the new alternate appointee for the Board. Additionally, for the record, the chair assigned Rev. Stockhaus a voting member to the Board.

II. PUBLIC HEARINGS

a. DUCK POND ESTATES SUBDIVISION Property owners, NBAC, located at [405/62] regarding an agreement with the Board of Fire Wards to amend and clarify the previous plan #35879, notes #3 and #12 of the fire suppression requirements. The chair stated there was some confusion and that note 12 was the one to be enforced. Mr. Iacozzi requested a cover sheet from the Land-Use Coordinator because the letter with NBAC must be stated for the record. Details from the letter stated, but was not limited to the following: note #12 is shall be enforced, NBAC will install a 30,000 gallon cistern shown, the cistern will be installed and approved by Weare Fire and Rescue prior to any issue of Certificate of Occupancy, and all other items in letter that have already been reviewed prior to this hearing. At this point, Mr. Meaney made a **motion** to remove item #3 from the plan and enter into the agreement as put forth by Weare Fire and Rescue in regard to cisterns. Rev. Stockhaus seconded the motion. Discussion surrounded how this agreement will go against the taxpayers wishes, but alternately, it was said the vote will benefit the developer, which in turn benefits the Town. The motion passed 4-1.

b. LOT LINE ADJUSTMENT Application made by Christopher Parsons of 138 Jewett Road [410/ 23] and Rosemary Iadonisi of 144 Jewett Road [410/22] in the Residential District. The intent of the plan is to adjust the lot line between the two lots. Representing the owners, surveyor Dan Higginson rose and spoke to the Board regarding positioning of each leach field; both south of houses on each lot. The chair stated this must be put on final plan. Waivers for wetlands and topography were mentioned, and then Mr. Kurk, seconded by Rev. Stockhaus, motioned to grant the waivers; approved 5-0. Also, Mr. Kurk **motioned** to accept application as complete, seconded by Mr. Meaney; application was accepted, 5-0.

The board reviewed the information in the application. Mr. Kurk **motioned**, seconded by Rev. Stockhaus, to approve the application. All were in favor, 5-0. The chair then stated that the following additional items shall be added to the motion:

1. Plan shall show the well on Lot 22
2. Plan shall show leach fields on both Lots 22 and 23
3. Note #1 revised to show correct spelling of "map"
4. Plan shall be stamped

5. Note #7 revised to show correct spelling of “Lot line”

Mr. Kurk proposed to include the chairman’s suggestion(s) and to have a waiver for the stamp on the preliminary plan. Mr. Meaney seconded, and all were in favor. The **motion** passed, 5-0.

c. RECOMMENDATION TO BOARD OF SELECTMAN

Looking Glass Lane resident, Devon Therrien rose and spoke to the Board. He stated that Fire and Rescue, Zoning Board of Adjustment, and Department of Public Works all have looked the information over, and no one has issues with it. Also, the sign has been put up. Ms. Dearborn-Luce asked about the waiver of liability, as three resident names are listed, but the current liability paperwork lists only two residents. Mr. Meaney stated all three residents must sign off on the new name of the road, but prior to this the accessor must be consulted about house numbers. Mr. Fillmore asked if anyone has seen the road recently, and the chairman stated he has. Explaining, Mr. Fillmore stated initially the driveway was put in the wrong place, then relocated; the two driveways still connect and the part of the driveway that is not supposed to be there needs to be grassed and seeded and closed off. This must be put into the recommendations. Mr. Therrien confirmed that he is in agreement on this request and stated he will take pictures and submit to the Board once this request has been completed. Continuing, the chair explained he does not approve granting allowance of private roads in Town of Weare, but if Fire and Rescue and Public Works are in agreement, then it will be recommended, as Zoning Board of Adjustment already granted the variance. Mr. Kurk stands in agreement of private roads in general. Mr. Meaney **motioned**, seconded by Mr. Fillmore, to make the above recommendations to the Board of Selectman. The chair asked for further discussion, there was none. The motion carried, 4-1-0.

- d. LOT LINE ADJUSTMENT** The chair stepped down for this, as he is the representative for the applicant, Jack Dearborn of 148 Gould Road [411/97 & 99] in the Commercial District. The intent of the plan is to adjust the lot line between Lots 99 and 97 to be the centerline of the brook until the brook goes into Lot 96. Mr. Fillmore, acting as the chair, stated that all the checklists had been completed, and there are waivers for wetlands, soil and topography. Mr. Kurk motioned to grant waivers, seconded by Mr. Meaney and all were in favor, 5-0. Then, Mr. Meaney motioned to accept the application as complete, seconded by Mr. Kurk; motion carried, 5-0. Mr. Francisco told the group there was an small error in the 2016 plan, and wants to fix this mistake by creating a small rectangular area on the second lot. Additionally, all monuments have been set. Mr. Kurk **motioned** to accept the revised adjustment on the plan, seconded by Mr. Fillmore. Motion carried, 5-0.

III. DISCUSSION

- a. The Code office is being challenged by some applications for its currently revised building permit fees regarding \$0.50 cents for a finished area, but then want to know why they are paying the same price for basements, decks and other similar unfinished areas. A correction needs to be made to warrant simplicity and clarity for both the office and the Town residents. Mr. Fillmore stated a public hearing is needed. Kelly will email a proposed draft and schedule a review to be conducted at the next public hearing,

Thursday, June 11th. Wording must be legal and binding, and review by legal counsel is needed to see if the word “finished” can be replaced with “gross”.

IV. MINUTES Postponed until the next meeting.

V. ADJOURNMENT

The meeting then was adjourned.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "C. Provencher".

C. Provencher,
Minute Taker