

DRAFT
WEARE, NH PLANNING BOARD
MEETING MINUTES
August 27, 2020

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr. (vice-chairman), Neal Kurk (secretary), Rev. William R Stockhaus (alternate), and Kelly Dearborn-Luce (Land Use Coordinator).

Guests: Phil Greco, Jarred Swiontek, Frank Burl, Dan Higginson.

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 PM, then explained due to Covid-19 orders from the Governor's office Stay at Home 2.0 directives, the meeting will be conducted with appropriate guidance and layers of protection. The chair appointed Rev. William R Stockhaus a voting member for the meeting.

II. DISCUSSION

a. LOT LINE ADJUSTMENT

Andrew and Joanne Speilberger and Stephanie Zydenbos for property located at [291/295] on Dustin Tavern Road and [411/33 & 34] in the Rural Agricultural (RA) District. Mr. Higginson spoke to the Board, representing the applicants. He requested two waivers for topography and wetlands. After discussion on confusion between what has been shown on prior site plans in regard to wetlands, the vice-chair **motioned** to grant the waivers for topography and wetlands, which was seconded by Mr. Kurk, and passed with no discussion, 4-0. Then, Mr. Fillmore, seconded by Rev. Stockhaus, **motioned** to accept the application as complete. There was no discussion, and the application was accepted by all, 4-0.

The family owns both lots, and a change in the lot is needed. Better details on the plan presented are needed, and applicant shall return with the revised plan to include, but not limited to:

- set-backs need to be shown i.e. brook set-back
- line from corner of barn to brook to show the brook/wetland
- confirm measurements/specifications that contradict each other from one plan to the prior plan i.e. 1987 older plan is very different
- show height of the bank
- 5 pins
- DES approval letter
- fix spelling errors on plan i.e. two in note 5
- remove number 4 reference sentence
- show road frontage to 150 feet
- no current deed on lot 34
- no septic info on lot 33

There was no public discussion, and the vice-chair closed public comment at 7:27 PM. He then **motioned**, seconded by Mr. Kurk, to continue until next meeting, September 10th. There was no discussion, and all were in favor, 4-0.

b. SUBDIVISION

Mr. Frank Burl on 51 Rockland Road and Route 77 [202/94] in the Rural Agricultural (RA) and Commercial (C) Districts. The applicant proposes to create one additional lot. The vice-chair motioned to approve topography and wetland waivers, seconded by Rev. Stockhaus, passing 4-0. He then motioned to accept the application as complete, seconded by Mr. Kurk, and approved by all; 4-0. Areas of details discussed represented the following:

- TMS Diesel requests a buffer
- Driveway permit from DOT has been received and approved for plan
- DES approval needed
- Grammar and spelling need to be fixed
- Move well from right away
- Meet with fire board
- Wetlands stamp from Meridian (last done in 2017)
- Bond
- Delete note 9
- Proposed well shown
- Was Thomas Carr notified as an abutter
- Set all monuments and show on first sheet
- Fire approval needed
- Variance will be needed from ZBA
- Lot line adjustment is preferred as there is no new lot being created
- Appendix 2 page of application clarify type of zoning
- Note 5 missing the word “and”
- No owner name listed for lot 94
- Reference #3 – spelling of Rockland needs correction

There was no public discussion, and public comment was closed at 7:51 PM. Mr. Fillmore **motioned** to continue the discussion until the regular meeting scheduled on Thursday, September 24th. Mr. Kurk seconded after no discussion, and all were in favor; 4-0.

c. SUBDIVISION

Philip Greco Family Trust on 137B High Rock Road [409/157.8] in the Rural Agricultural (RA) District. Applicant proposes to create one additional lot. Mr. Fillmore **motioned** to accept application as complete, seconded by Rev. Stockhaus, and with no discussion, all were in favor; 4-0.

Comments included:

- Show lot lines
- Two monuments need to be set
- Show square footage on lot size
- Fire Chief comments needed for sprinkler requirements
- Note 2 states 20.10 acres, which is incorrect as the tax card states 15.220 acres
- No waivers are needed

- Frontage on each lot (roughly 250' for each) will meet the subdivision regulations
- High Rock Road frontage needs to be broken down on each lot
- Proper acreage must be shown on plan
- Need bar scale on plan
- Several southwest corner errors (left corner bottom of plan) left over from previous map and lot numbers
- Many small details on the plan need to be fixed; note 2 and note 3 both refer to a lot line adjustment, but this plan is for a subdivision
- Confusing numbers presented on the plan ex. square footages for 157.8
- Abutters need to be straightened out on plan
- Note needed about the cistern
- Well location for Lot 157.8 is missing

The vice-chair motioned to continue the discussion at the next regular meeting, Thursday September 24th. Mr. Kurk seconded, and all were in favor; 4-0.

III. MINUTES

Mr. Fillmore made a **motion** to approve the August 13, 2020, as amended, seconded by Mr. Kurk, and voted in favor by all; 4-0.

Mr. Fillmore made a **motion** to approve the August 18, 2020 site walk minutes, seconded by Mr. Kurk, and voted in favor by all; 4-0.

IV. ADDITIONAL ITEMS OF INTEREST

The chair reminded the Board that Zoning amendment hearings need to be scheduled. Subdivision regulation revisions and conditional use article for building on a private road will be continued at the next meeting.

V. NEXT MEETING

Thursday September 10th, 2020, 7:00 PM at Town Hall, 2nd floor meeting room.

VI. ADJOURNMENT

The meeting was adjourned at 9:05 PM.

Respectfully submitted,



C. Provencher,
Minute Taker
Taken from notes