

DRAFT
WEARE, NH PLANNING BOARD
MEETING MINUTES
September 24, 2020

Present: Craig A. Francisco (chairman), Bruce Fillmore, Jr. (vice-chairman), Neal Kurk (secretary), William Stockhaus (alternate), and Kelly Dearborn-Luce (Land Use Coordinator).
Guests: Richard Pitts, Dawn Palmer, Philip Greco, Art Siciliano, Gary Fitzgerald.

I. CALL TO ORDER

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

II. DISCUSSION

a. CONCEPTUAL

Gary Fitzgerald, represented by surveyor, Art Siciliano, for a 15-lot subdivision located at Oak Hill Road, a paved road with 50 feet of frontage, and Buxton School Road, gravel with 700 feet of frontage. The first question from the applicant was would it be required to pave Buxton School Road. Lot one will remain as 10 acres with 50 feet of frontage. Other topics discussed:

- Wetlands application needed; Lot 6 has large wetland area
- Field work still needs to be completed
- Cutting through the buffer to the road on Lot one
- Lot one and two have to meet frontage and setbacks and area.
- Each lot will have about 125 feet of frontage approximately
- Cistern location to be provided for subdivision, with exception to lot one, will be sprinkled
- Parking for open space use needs to be addressed
- Open space property concerns for who will step up and purchase the property/conservation commission is not buying properties much recently/will the open space be logged
- Road grade near the cul-de-sac. what is the road grade?
- This subdivision is in a residential zone
- Road agent recommendations for this project is needed
- Wetlands and soil shall be identified once field work is completed
- Ownership and protection of the open space may be an issue; a conservation easement is required, per Article 27.3.11 (page 37)

b. CONCEPTUAL

Dawn Palmer for a lot line adjustment on Center Road [202/138] and [202/139]. The applicant explained the proposed lot line adjustment will resolve several issues between the two properties. The chair told the applicant the existing driveway between the properties should be shown, the shared driveway agreement should be included, and monuments are required to be set once the plan is approved.

c. CONTINUATION OF SUBDIVISION

Frank Burl requested a continuance to October 22nd. Mr. Kurk **moved**, seconded by Mr. Stockhaus, to approve the continuance. There was no discussion, and all voted in favor, 4-0.

d. CONTINUATION OF SUBDIVISION

Philip Greco Family Trust on 137B High Rock Road [409/157.8] for creation of one additional lot. The property is in the Rural Agricultural District. The board reviewed the newly submitted site-plan and information from applicant, and stated the following:

- an email was received email from chief fire which states the applicant has met the subdivision regulations
- frontage numbers have been corrected
- corrections on site-plan completed
- abutter on Chuck Street was added
- Peacock Hill address was fixed
- Variance distance for the frontage of each lot have been fixed
- the plan reflects 15 acres now
- a bar scale is still needed

The chair opened to public comment, and when there was none, he closed public comments at 7:55 PM. Mr. Fillmore the **moved** to approve the revised September 21, 2020 plan with three attached conditions:

1. Well radius must be increased by 100 feet
2. Bar scale shall be shown on plan
3. Red text must be changed to black text

Mr. Stockhaus seconded the motion, and all were in favor, 4-0.

III. MINUTES

Mr. Stockhaus **moved**, seconded by Mr. Fillmore, to approve the September 10th 2020 minutes, as amended. All voted in favor, 4-0.

Mr. Stockhaus **moved**, seconded by Mr. Francisco, to approve the September 14th 2020 site walk minutes. Discussion involved monuments need to be fixed and set properly, as only five were found. The land use coordinator will send a certified letter to the landowner. Once the work is done, the surveyor will send a letter to code, she will verify the work, and then report back to the Board. All voted in favor, 4-0.

IV. WORKSHOP DISCUSSION

- Seasonal properties should not be allowed to be Air B&B's.
- December 10th meeting will begin Zoning Ordinance adjustments

V. NEXT MEETING

Thursday October 8th, 2020, 7:00 PM.

VI. ADJOURNMENT

The meeting was adjourned at 8:29 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Provencher". The signature is fluid and cursive, with a long horizontal stroke at the end.

C. Provencher,
Minute Taker
Taken from notes