

**D R A F T**  
**WEARE PLANNING BOARD**  
**October 24, 2019**  
**MEETING MINUTES**

**Present:** Craig Francisco (chairman), Neal Kurk (secretary) and Frank Bolton. Also present: Kelly Dearborn-Luce, Land Use Coordinator, Dan Higginson, Frank Burl, Roland Bowie, Jan Snyder, Zac Thistle, Mike McNally and Mary McNally.

**I. CALL TO ORDER**

Mr. Francisco called the meeting to order at 7:00 p.m.

**II. CONTINUED SITE PLAN REVIEW**

**TMS Diesel application to construct a vehicle maintenance and repair facility at the southwest corner of Rockland Road and Rt. 77, map 202, lot 94.2 in the commercial zone**

**A. Studies**

**1. Traffic**

Mr. Higginson presented a traffic study as requested by the Planning Board. It determined: (i) there would be a “minimal impact on traffic operations” with no physical modification of the intersections; (ii) the intersection was operating “well below capacity” with and without the proposed development. Mr. Higginson stated he would get answers to several questions about the study posed by Board members.

**2. Storm water management**

This study provided data only. A question was raised about the use of a 10 year event standard; Mr. Higginson indicated he would return with an answer.

**B. Other issues**

**1. Sign**

The applicant proposed an internally lit sign to be kept on during business hours (7 a.m. to 5 p.m.). Mr. Higginson indicated this would be reviewed.

**2. Building location**

The applicant proposed doors for ventilation only and not for access on the north and west sides of the building.

**3. Grounds**

The applicant proposed to plan fast-growing arborvitae (location to be shown on the plan) to shield the building from view from the west and north.

4. Lights

There will be none on the north or west sides of the building. There will be a light over each of the bay doors (6 lights: W34-70L)) and man doors (2 lights: SLIM 12).

5. Floor drains

There will be none; the building floor will be concrete.

6. Fire protection

Mr. Higginson noted the applicant is awaiting word from the Board of Firewards.

C. Public comment

Roland Bowie, Merrill Rd., observed that the traffic problem was associated with Walker Hill road and further observed that he saw no need for trees to be planted. Frank Burl, an abutter, also saw no need for trees, especially as they would be likely to die within a year or two of planting. Mike McNally of Hejo Road, thought the tree requirement would provide a better view buffer from his home.

D. Miscellaneous

After discussion, Mr. Higginson stated that any wall stones removed to provide a new access to Rockland road would be used to fill in an existing access on Rockland road that is to be eliminated.

The chairman asked Ms. Dearborn-Luce to have Mr. Keach, the town's engineer, review the proposed plans.

E. Site walk

The Board determined a site walk would be appropriate and scheduled one for Tuesday, October 29<sup>th</sup>, at 4:30 p.m.

### **III. MINUTES**

Action on the minutes of the September 12<sup>th</sup> and October 10<sup>th</sup> meetings was deferred.

### **IV. REPORT OF THE CAPITAL IMPROVEMENT PLAN SUBCOMMITTEE**

The chairman of the subcommittee, Jack Dearborn, presented its recommendations the cost of which to taxpayers is approximately the same as last year. Mr. Bolton moved, seconded by Mr. Francisco, that the Board send the report to the Board of Selectmen as it was presented to the

Planning Board. Mr. Kurk noted that the motion in this form is not a recommendation in favor of or opposed to the report but simply forwarding the report to the Board of Selectmen for their action. The motion passed unanimously.

## **V. REQUEST FOR INTERPRETATION OF DRIVEWAY REGULATIONS**

### **Frank Bolton, East road, for map 203, lot 98.2 on Carding Mill road**

Mr. Bolton recused himself as a Board member and presented a proposed driveway off Carding Mill road to service lot 98.2. He wished to create a shared driveway with an adjacent lot he owned such that the driveway for lot 98.2 would not start from the lot's frontage on a town road. He was advised that a variance would be required, as the driveway regulations require that a driveway start at the frontage of the lot.

## **VI. CEO REPORT**

### **A. Whitetail**

Ms. Dearborn-Luce reported that she had had discussions with the Board's attorney on the issue of the Board's jurisdiction and expected written advice shortly.

### **B. Phillips**

Ms. Dearborn-Luce informed the Board that an enforcement letter from the CEO and from the health officer had been sent to Mr. Phillips with respect to violations of his approved site plan, as well of environment and health regulations, and that a site walk has been scheduled. She advised the Board that Mr. Phillips' application for a site plan change should be held in abeyance until an enforcement plan has been submitted and approved and its requirements completed. She also indicated that she had notified the N.H. Department of Environmental Services of the situation but had not yet heard back from any of its employees.

## **VII. ADJOURNMENT**

The meeting adjourned at 9:36 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary