

F I N A L

WEARE PLANNING BOARD

MARCH 14, 2019 MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Jack Meaney and Neal Kurk (secretary). Also present: Chip Meany, Code Enforcement Officer

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 p.m.

II. CONCEPTUAL REVIEW

Tax map 201-112 in the residential zone

Eldon Townes proposed to rent part of his grandfathered gravel pit in the residential zone to a landscaping business for stockpiling and processing landscaping materials, such as loam, stone, gravel, sand/salt, cordwood, patio blocks and equipment. He was advised that the proposed use was a new one not grandfathered and that a variance would be required for it to go forward. Concern was expressed about the stockpiling of sand containing salt and its possible impact on the nearby river. Should a variance be granted, Mr. Townes would need to propose a site plan for the Planning Board's approval.

III. CONCEPTUAL REVIEW

Tax map 411-358 in the rural/agricultural zone

Jacques Belanger on behalf of Lull Road Investments LLC proposed a four-lot subdivision on Lull Road. Members noted that the fourth lot would trigger the requirement for a cistern. They also noted that a shared driveway for lots 1 and 2 might obviate the need for a wetlands crossing in a rather steep area of lot 1. It was pointed out that a variance to place any driveway within the wetlands buffer would be required. Members indicated that the applicant should submit driveway profiles on 2 more difficult lots. The proposed subdivision plat showed boundaries along Lull Road that did not follow the stone walls. It was suggested that a quitclaim deed to the

town to encompass the area between the centerline of the road and a distance 25 feet from the centerline would resolve the issue.

IV. VOLUNTARY MERGER

Tax map 108-55 and 108-52 on Pond View Road

Mr. Fillmore moved, seconded by Mr. Meaney, that the application be approved. The motion passed, 4 – 0.

V. ADJOURNMENT

Mr. Kurk moved, seconded by Mr. Meaney, that the meeting adjourn. The motion passed unanimously, and the meeting adjourned at 7:50 p.m.

Respectfully submitted, Neal M. Kurk, Secretary