

FINAL

WEARE PLANNING BOARD SEPTEMBER 13, 2018 MEETING MINUTES

Present: Craig Francisco (Chairman), Bruce Fillmore, Jr. (Vice-Chairman), Neal Kurk (Secretary). Also present: Tami Pelletier, Michael Pelletier, Ashley Pinault, JoAnn Kasper, Joe Kasper, Kate Viarengo.

I. CALL TO ORDER

The meeting was called to order by Mr. Francisco at 7:04 PM.

II. CONCEPTUAL REVIEW

JoAnn & Joseph Kasper DBA Little Buttercups for a “change of use “at 92 Woodbury Road. Mr. Kasper rose and spoke to the Board with details on the proposed daycare, located in the Village District. Currently, there is a 12.7 acre lot, which will be subdivided into a 2.5 acre lot for the business. The building use would change from a real estate office to a day care center, with modifications to build-out a basement for classroom use. There will be approximately 50-60 children, 14-15 parking spots, and a circular driveway that benefits traffic flow. Mr. Fillmore stated that although there will be no site walk ~~thru~~ needed, there will need to be a subdivision site plan with the following listed: traffic circulation, parking spaces, employees, # direction of circulation, signage, outside playground, flow approval, septic field, exterior lighting, signage, and the other pertinent details that are required ~~[site plan regulations are located on-line at the Town website]~~. The Chairman informed the applicant that the application has to be in 15 days before the meeting. Mr. Kurk explained that because this is a narrow road and near Rt. 77, the neighbors will have an opportunity to comment in the public hearing.

III. CONCEPTUAL REVIEW

Pelletier Homestead Revocable Trust located at 153 Concord Stage Road in the Village District requests use on the 7 acre lot that exists now as a single family home with an attached barn and detached shop. Proposed modification would be an in-home real estate office. The anticipated modifications include a walkway to the front door and a small sign pending state approval. Ms. Pelletier stated there are 6 licensed agents. Mr. Fillmore asked if they would be parking in front of the barn, and Ms. Pelletier informed him that the existing parking would be for customers, then employees can park in the back. Mr. Pelletier said to the Board they wanted to have a small sign, then Mr. Kurk referenced the sign regulations on page 74, Section 34.10.1.2 of the Town's Zoning Ordinance, along with the illumination standards listed on page 73. The Chairman then questioned the applicants about the Department of Transportation driveway permit for 'change of use' for the driveway. Mr. Pelletier explained they are aware of this. Chairman Francisco explained a site plan is now needed to show parking, signage specifications, walkway, hours of operation, etc. Regulations can be found on-line at the Town's website. All abutters will be notified.

IV. PARKING LOT

Chairman Francisco said to hold the following topics for now:

Voluntary Merger for Nicholas J & Denise M Fox ,48 East Shore Drive map 101- 1&2

Voluntary Merger for Howard & Martha Kaloogian, 217 Colby Road, map 412-12 & 12.3

Public hearing on changes to subdivision regulations.

V. MINUTES

Motion to approve May 10, 2018 minutes made by Mr. Fillmore, seconded by Mr. Kurk. All others approved. Mr. Kurk then explained the May 23, 2018 minutes needed to reflect proper representation, as Mr. Meany was present and Mr. Kurk wasn't. All other minutes were put on hold.

Adjournment:

Motion proposed by Mr. Fillmore to adjourn at 7:47 PM. The Chairman seconded. Motion passed unanimously.

Respectfully submitted,

C. Provencher