

## **FINAL**

### **TOWN OF WEARE, NEW HAMPSHIRE PLANNING BOARD MEETING MINUTES September 26, 2019**

**Present:** Craig A. Francisco (chairman), Bruce Fillmore, Jr., (vice-chairman), Neal Kurk (secretary), Jack Meaney (Ex-officio) and Kelly Dearborn-Luce (Land Use Coordinator). Also present: Daniel Higginson, Robert Phillips, Arthur Siciliano, Philip Greco, Jim Franciscovich, G. Fitzgerald.

#### **I. CALL TO ORDER**

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

**II. ~~CHANGE OF USE~~ SITE PLAN REVIEW (cont'd)** ROMAR Assistive Services, Inc., on 400 South Stark Highway [109/12] for operations conducted by All Clear Waste Removal in an Industrial (I) Zone. Mr. Phillips explained the following to the Board: His application had been submitted to the Town on July 29, 2019 which summarized hours of operation, garage, property and waste management use; a 2019 driveway permit approval had been obtained; he is solely a trash collection operation, not a transfer station; and there are allotted areas for parking, dumpsters and roll off equipment, along with 20-40 dumpster receptacles that are not undercover. Mr. Francisco asked why there are other surveyors names on the site plan presented, when technically they did not prepare it; they must be removed going forward. Mr. Fillmore explained to the applicant that there will need to be coverage over the receptacle area; this item, as well as the following are required from the applicant before returning to the Planning Board:

- (1) a new, completed application with checklist
- (2) trash and rubbish on property must be cleaned up
- (3) a corrected site plan which includes but is not limited to: aptly declared setbacks; lighting; removal of invalid 1998 note approving an additional site structure; shoreline protection areas shall be designated; proper surveyor stamp is needed; soil testing; waiver for elevation views of all the buildings; all notes have to be current to date, do not use past references.

The chairman stated a site walk is needed by the Board and the date and time agreed upon was Wednesday, October 2<sup>nd</sup> at 4:30 PM. Mr. Fillmore moved, seconded by Mr. Kurk, to continue this case until the next hearing scheduled for Thursday, October 24<sup>th</sup>. All were in favor, 4-0.

**III. SUBDIVISION REVIEW** One lot subdivision for The Eldon J. Townes Revocable Trust, at Grandview Drive [201/112] in a Residential (R) District. Mr. Kurk moved to approve the waiver request submitted on June 20, 2019 by applicant. Mr. Fillmore seconded, and all were in favor, 4-0. Mr. Fillmore, seconded by Mr. Meaney, moved to accept the application as complete, which passed, 4-0. Per discussion of the Board the following needs to be met: Four monuments to be set, a state subdivision approval listed on ~~site plan~~-subdivision plan, a revised lot line, label all roads, spelling errors on reference plans, and show that active removal of gravel is off Thorndike Road. The chairman opened public comment at 7:46 PM. Mr. Franciscovich of 115 Grandview Drive asked if the waivers for topography, wetlands, soil, building setbacks would remain and wanted to know if the grandfather clause on the property gets transferred to the new lot.

The chair moved to approve with the following conditions:

- (1) revise subdivision regulations
- (2) set four monuments
- (3) change lot line adjustment to a subdivision
- (4) identify woods road
- (5) correct spelling errors.

Mr. Meaney seconded, and all were in favor, 4-0.

**IV. PROPOSED LOT LINE ADJUSTMENT** Peacock Hill Road, LLC [409/154 & 154.1] and/or with Philip Greco Family Trust [409/157.8.] in a Rural/Agricultural (RA) District. The chair reviewed the application and moved to approve the waiver for topography. Mr. Meaney seconded, and was approved with a 3-1 vote. Mr. Fillmore, seconded by Mr. Meaney, moved to accept the application as complete, and all were in favor, 4-0. Mr. Siciliano rose and told the Board that no frontages will be changing. At 8:04 PM, the chair opened comments to the public; there were none. Then the chair moved to approve the lot line adjustment upon complying to 14 monuments being set. Mr. Fillmore seconded, and there was no discussion. The motion passed 3-1.

**V. PROPOSED SUBDIVISION** Peacock Hill Road, LLC [409/154 & 154.1]. The purpose of the subdivision plan is to create a total of three lots. Mr. Kurk moved to accept the application as complete. Mr. Meaney seconded, with no discussion after. All were in favor 4-0. Discussion included that these lots would create two bowling alley style lots and would not meet the spirit of the ordinance, clarified that only one wetland will be crossed regarding the driveway, that there has been no commentary offered by fire, police or conservation, the plan must show the existing lot line once monuments are set, and wetland permits and variance are needed. Mr. Kurk ~~stated~~ ~~this~~ moved the matter to be continued on to November 21<sup>st</sup>, when permits and variance are received by client, as well as setting 10 monuments (including the middle one), and a note for wetland permit number, changing tables 154.1 to 154.2. Mr. Fillmore seconded, and passed 3-0-1.

**VI. CONCEPTUAL REVIEW** Discussed amongst the Board and Mr. Siciliano was a property owned by ~~Highrock~~ Mr. Grecco with ~~50.44~~ 15.11 acres. Approval is needed for 2 lots. The existing house is a duplex. The vice-chair stated that Worthley Road is a Class VI road, therefore a note will be needed on the plan that clarifies there will be no access off this road for anything, like an entrance to a barn or similar structure; there is to be no subdivision off of a Class VI Road. Additionally, the abutter driveway encroachment should be darker and more pronounced on this plan.

**VII. ADJOURNMENT** ~~Mr. Kurk, seconded by Mr. Meaney, moved to adjourn at~~ The meeting adjourned at 9:05 PM. ~~The motion carried, 4-0.~~

*Respectfully submitted,*

*C. Provencher, Transcribed from notes*

