

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

Phone: 603-529-2250 - Fax: 603-529-7527

February 23, 2012 - Meeting Minutes

**\*\*FINAL COPY\*\***

**PRESENT:** Craig Francisco, Chairman; Frank Bolton, Vice Chair; George Malette, Neal Kurk, Tom Clow, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary.

**GUESTS:** Mike Dahlberg, Walter Knox, Wendy Stevens, John Magee, Jack Munn, Joel Sletten

### **I: CALL TO ORDER:**

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

### **II: PUBLIC HEARING:**

Subdivision

Walter Knox Family Trust

66 Gould Road

Map 402-113/114

Walter Knox owns the lot at 66 Gould Road and would like to subdivide off a part to his daughter. He got a variance from the Zoning Board of Adjustment to build a house on the property because it is zoned commercial. The lot meets all town requirements and is not encroaching on any wetlands. The grade of the driveway is 5%. The Land Surveyor, Mike Dahlberg explained that they are not proposing any new construction on the remainder of the property, and they are requesting waivers from #11, 13, & 14 on the checklist.

George Malette moved to approve waivers 11, 13, & 14; Tom Clow seconded, all voted in favor.

George Malette moved to accept the application as complete; Neal Kurk seconded. Craig Francisco, George Malette, Neal Kurk, and Tom Clow voted in favor; Frank Bolton was opposed.

Tom Clow moved to approve the subdivision with the condition that the case number (#0911) be added to note #3 on the plan; George Malette seconded, all voted in favor.

George Malette moved to recommend to the Board of Selectmen that a portion of the stone wall be removed at 66 Gould Road, not to exceed 30 feet, and in accordance with the driveway permit submitted by Walter Knox; Tom Clow seconded, all voted in favor.

### **III: OTHER BUSINESS:**

Joint meeting with the Conservation Commission, SNHPC, & PRLAC regarding river planning and watershed conservation: Jack Munn from the SNHPC shared a presentation entitled 'Update Piscataquog River Management Plan & Watershed Land Conservation Plan'. The goals of the plan involve water quality, in-stream flow, streambank stabilization, and shoreland protection. This plan is meant to be advisory only and has no legal basis. The SNHPC would like the Town of Weare to endorse the plan and make it a formal statement in the Master Plan saying they have a river management plan.

The other plan Mr. Munn presented was the Piscataquog Watershed and Conservation Plan. Phase I of the plan develops a consensus driven GIS model and identifies significantly valued natural resources within watershed at both regional and watershed scale. Phase II involves working with the Conservation Commission to identify and develop priorities and strategies to protect these highly valued resources. Other towns have not adopted this plan yet.

According to Mr. Munn's presentation, successful adoption of these plans by the Planning Board into the local Master Plan will 1) allow the town to view river and streams holistically as part of a single comprehensive watershed system, 2) assist in identifying and developing priorities and strategies to protect the natural resources in the watershed, and 3) demonstrate community support for the plans.

Minutes: George Malette moved to accept the minutes from the December 22, 2011 meeting as amended; Tom Clow seconded, all voted in favor.

George Malette moved to accept the minutes from the February 9, 2012 meeting as amended; Craig Francisco seconded, all voted in favor. Craig Francisco, Neal Kurk, and George Malette voted in favor; Tom Clow and Frank Bolton abstained.

**IV: ADJOURNMENT:**

As there was no further business to come before the board, Neal Kurk moved to adjourn at 9:15 pm; Craig Francisco seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria  
Recording Secretary