

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of November 19, 2015

Present: Craig Francisco (Chairman), Frank Bolton (Vice Chair), Neal Kurk (Secretary), John Vanloendersloot (alternate), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

Guests: Art Siciliano, Mike Boisvert, Tom Quinn, Bill Bower, Robert Chapman, Jr, Ellie Chapman

I. Call to order.

The meeting was called to order at 7:00 p.m. by Craig.

II. Continuation of Subdivision & Lot Line Adjustment: Michael Melcher at North Side of Colby Road, Map 412, Lots 12.1 & 12.3 in an R/A Zone

Craig appointed John a voting member.

Art Siciliano said last month they discussed the well on Lot 12.2, it is shown and said he will label it on the map. Mr. Siciliano said Lot 12 has its own well. Mr. Siciliano said the board requested the wetlands and said he located them on Lot 12.2. Mr. Siciliano said the back of Lot 13, he located the wetlands about 450' back. Mr. Siciliano said Mr. Melcher is working on the shared driveway document. Craig asked Mr. Siciliano to add note about the shared driveway and on the details to add the lot numbers to make it clearer.

Craig opened the public hearing. There was no comment.

Craig closed the public hearing.

Neal move that we approve the application of Michael Melcher at North Side of Colby Road, Map 412, Lots 12.1 & 12.3 as presented to the Planning Board on November 19, 2015 with plan dated with revised date of 11/15/15 subject to the following conditions: shared driveway document reviewed by Town Council, note 8 about shared driveway notes on the plan, note 9 driveway must conform to Town of Weare driveway standards, add lot numbers to shared driveway easement and monuments to be set. John seconded. Motion passed. 4-0-0

III. Site Plan Review: William Boisvert Construction of a 1200 sq. ft. building for a Construction Business & Sales Office at Map 109, Lot 11, East side of South Stark Highway in a Commercial Zone

Art Siciliano said this is a site plan for a 1.4 acre lot which is across from Gould Road. Mr. Siciliano said Mr. Boisvert current business is off Lot 177 and there is a driveway

that accesses the back lot. Mr. Siciliano said Mr. Boisvert is proposing to put the business that is on the back lot up to the front lot, building 30'x40' building on the lot. Mr. Siciliano said you can see the leach field, the well is a long ways away in the back of the lot. Mr. Siciliano said there is an existing sign near the road that will stay there. Neal asked how many acres is on the lot and art said 10. Mr. Siciliano said they are showing a 50' easement to access Lot 177. Neal asked how many acres where on Lot 177 and Mr. Siciliano said about 10 acres. Neal asked if there was a building already on the lot and Mr. Siciliano said yes, that is what he runs his business out of now. Craig asked what is going to happen to the buildings on Lot 177 and Mr. Siciliano said hopefully they will be sold.

Neal asked if the proposed well is 75' away from any wetlands? John said it looks like it is right on the border. Craig said you need to show the 25' buffer and 50' setback from the wetlands. Mr Siciliano said there is no 50' setback for this property. Mr. Siciliano said they can show the buffer for the wetlands. Craig asked if he showed the 30' setback from the property line and Mr. Siciliano said he can show that. Craig asked if he was going to get an easement for the well radius on Map 109, Lot 8 and Mr. Siciliano said he didn't know. Mr. Siciliano said they will have to do a well radius. Craig asked if the three existing culverts were already in and Mr. Siciliano said yes. John asked if they will be keeping the existing sign and Mr. Bosivert said that is correct.

Craig said they will need photo of what the building will look like, cut sheets of the lights, well easement document. Neal asked about the driveway and Craig said they would have to apply for a new driveway permit since the use is changing. Neal said the aquifer information should be included in the application and doesn't think they should accept it tonight. Craig said he would like to see the Romar deed, wetland buffer, 30' setback line, dumpster, height of building, elevation drawing, DOT document, aquifer protection, cut sheets for lights, well easement document for Lot 177 & 109-8. Frank motioned to continue to the application to December 17, 2015. Neal seconded. Motion passed. 4-0-0

IV. Meeting Minutes

Neal moved to accept 11/12/15 as amended. John seconded. Motion passed. 4-0-0.

Neal moved to accept 10/22/15 as amended. Frank seconded. Motion passed. 3-0-1.

Frank moved to accept 10/22/15 done by Neal. Craig seconded. Motion passed 3-0-1.

John moved to accept 9/24/15 to be complete. Neal seconded. Motion passed. 4-0-0.

John moved to accept 10/8/15 as amended. Frank seconded. Motion passed. 3-0-1.

V. Zoning Ordinances

Article 27.3.9 - Buffer Strip

Craig said the Conservation Commission wholeheartedly support the proposed boundary demarcation changes that the Planning Board has discussed where the conservation land size would have it truly formalized and would happily preview any suggestions you have. Craig said Article 27.3.9 discusses a buffer strip around a cluster and it mentions that a buffer could be part of a building lot; in which case the deed needs to contain language it is a no disturbance zone. Craig said he was going to create a new paragraph under Article 27.3.9 with this "Any buffer strip include within a building lot shall have the buffer strip boundary blazed and have signs, approved by the Planning Board, installed at 50' intervals. The signs can be attached to trees or attached to a metal post and shall be a minimum of 4' above ground prior to obtaining a building permit."

Article 27.3.11

Craig would like to create a new paragraph under this Article with "The boundaries of the open space shall be monumented, per Section 8.6 of the Town of Weare Subdivision Regulations, and blazed. If there are no trees, signs, approved by the Planning Board, shall be attached to metal posts and shall be a minimum of 4' high and at 50' intervals. A certification by an NH Licensed Land Surveyor shall be on the plan stating that the blazing and/or signage has been complete. Craig said he thinks they should have the Conservation Commission in on a joint meeting for this Article.

VI. Adjournment

Neal moved that we adjourn at 9:20 pm. Frank seconded. Motion passed. 4-0-0

Respectfully submitted,

Tina Ripley
Minute Taker