

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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

September 27, 2012 - Meeting Minutes

****FINAL COPY****

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

GUESTS: Mike Colburn, Art Siciliano, James Kennett, Elizabeth Kennett

I: CALL TO ORDER:

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

II: PUBLIC HEARINGS:

Lot Line Adjustment Libby Land, LLC, Tax Map 411-319 & 411-320
402 Old Francestown Rd, RA Zone

Art Siciliano presented this case. Mr. Siciliano explained the applicant is selling the house on lot 320, and they'd like to keep some of the land for their horses. Both lots will have wells, driveways, and houses, and adequate frontage, on them.

Neal Kurk moved to grant the applicants waivers for items 13, 14, & 15 (topography, wetlands, and soil type). George Malette seconded, Craig Francisco, George Malette, and Neal Kurk voted in favor, Frank Bolton abstained.

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

It was noted that the well radius may be less than 10 feet from the property line. Mr. Siciliano will make sure it complies with code.

Neal Kurk moved to approve the lot line adjustment for Libby Land, LLC with the following conditions:

1. A note added to indicate that it is out of the Piscataquog River Zone.
2. The road names placed on the plans.
3. Relocate the proposed lot corner so that it is at least 65 feet from the well on lot 320.

George Malette seconded the motion and all members voted in favor.

Conceptual Review Lake Shore Village Resort Trust

Art Siciliano presented with Mike Colburn. The cabins on this property are currently time share units. Mr. Colburn would like to turn them into rental properties. Mr. Siciliano is proposing 3 additional units on 14 acres. In time, Mr. Colburn plans to replace the old cabins with new ones on new foundations. There will be new septic systems installed at least 75 feet from the lake.

Chairman Francisco said potential issues are that he wants to build on a private road, he'll need a variance for density, and a variance from 19.1.3 that says seasonal homes are not permitted in this district. Chairman Francisco suggested going to the ZBA for the necessary variances and coming back with a full site plan showing where the cabins and septic will be. Chip Meany noted that Mr. Colburn is free to rebuild the units without going to the ZBA as long as he keeps the same footprint of the old cabins.

III: OTHER BUSINESS:

Driveways: Bob Vezina, Tim Redmond, Chip Meany, and Craig Francisco met and discussed driveway standards. In the proposed standards, there will be 3 classes of driveways: First class - 0'-149', Second class - 150'-749', Third class - 800'+. The Board reviewed the proposed driveway standards, talked about each term on the handout, and discussed potential problems, solutions, and revisions to the handout.

Minutes: George Malette moved to accept the minutes from the September 17, 2012 meeting as amended; Neal Kurk seconded, all voted in favor.

George Malette moved to approve the September 13, 2012 minutes as amended; Neal Kurk seconded, Craig Francisco, George Malette, and Neal Kurk voted in favor, Frank Bolton abstained.

Non-Public Hearing: Craig Francisco moved to go into a non-public session per RSA 91-A:3-II-e. Roll call: Craig Francisco – Yes, Frank Bolton – Yes, Neal Kurk – Yes, George Malette – Yes. Chairman Francisco recused himself as Chairman for this discussion and did not participate in the non-public session.

The meeting was reconvened. Members present were Frank Bolton, George Malette and Neal Kurk.

George Malette moved to seal and restrict the minutes from the non-public session; Neal Kurk seconded, all voted in favor.

The Board discussed the vesting date of the Colby Road subdivision of Michael and Diane Durgin.

Neal Kurk moved a) to deny the Durgin application dated 9/11/12 for an extension of the vesting of the Durgin subdivision because the Board doesn't have the legal authority to grant such an extension, b) to determine that, on advice of counsel, the subdivision is vested until April 23, 2014, and c) to state that active and substantial development is required to (continue) vested status beyond 4/23/14 which would require the completion and approval of the entire proposed road. Frank Bolton seconded the motion, all voted in favor.

A letter will be drafted and sent to Board members for review, and will also be delivered to the Durgins.

IV: ADJOURNMENT:

As there was no further business to come before the Board, the meeting adjourned at 9:25 pm.

Respectfully submitted,

Sheila Savaria,
Recording Secretary