

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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September 26, 2013 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman, Neal Kurk, Bruce Fillmore, George Malette, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Stephen Bartlett, Christine Maglio, Jeff Burd, Eric C. Peterson, Earl Sandford, Daniel Muller, Mike Pelletier, Shawn Zito

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:05 pm at the Weare Town Office Building, and appointed Bruce Fillmore as a voting member.

II: PUBLIC HEARINGS:

Driveway Application Steve Bartlett
Tax Map 408-47-4
Mount Dearborn Road

There was a pre- and post-drainage study completed since the last meeting that showed there to be zero impact of water runoff as a result of the proposed driveway. Neal Kurk asked if there was any rounding up or down of the numbers that may have an impact on the outcome of the study, and he was concerned about the assumptions in the study. Earl Sandford said he used the same methods for the pre- and post- study. He used the program StreamStats, as he has in the past because it is the most direct method, and found the runoff values that will infiltrate the ground to be in the acceptable range. A new grass swale has been added as a precaution so no drainage would be directed at Mr. Peterson's property. Craig Francisco said his concerns from the last meeting have been cleared up and the plan has been labeled properly. Mr. Sandford's changes include adding Note #9, updating the owner information, adding information for a culvert that was missing, adding level spreader information on the detail sheet, and adding driveway grade next to construction to make it clear in Note #5.

Mr. Sandford added that after he looked at the existing road, there are deviations between 8-12%, but it still averages 10% with only minor deviations up to 12%. He wants to follow the existing road as much as possible for the least environmental impact, and asks that the Board accept that. Mr. Kurk asked how much of the 1680' driveway is 12%. Mr. Sandford said he did not have a concrete answer, but said they may have to roughly reshape 1/3 of the driveway to make it average 10%.

Jeff Burd, an Engineer from Concord representing Mr. Peterson, said that he did agree to the new ditch and is satisfies Mr. Peterson's request to protect his property. Mr. Peterson asked if the new cuts in reshaping the road would redirect water, to which Mr. Sandford replied that it would, but should not affect his lot.

Chairman Francisco closed the public hearing at 7:25 pm.

Neal Kurk moved that the driveway application for Tax Map 408-47-4 be approved; George Malette seconded, all voted in favor.

Driveway Application Tom & Anita Koufopoulos
Mount Dearborn Road
Tax Map 408, Lot 47-1

Neal Kurk moved to continue the hearing until the next meeting; George Malette seconded, all voted in favor.

Driveway Application Donald Pollard
Tax Map 201, Lot 94-1
54 John Connor Road

In 2009, a shared driveway was approved with the condition that the house being built be installed with sprinklers. The footings and foundation was put in, and then the house was left for several years. The new owners do not want to sprinkle the house, and as a result, they need to apply for a new building permit. The building permit cannot be issued until the driveway is approved. The applicant is before the Board because the 425' driveway needs to be approved by them and the BOFW. There are a couple portions of the driveway that are over 12%, but the applicant said he can meet the 10% grade requirement. There are no drainage problems.

The Board feels the applicant needs to go to the Board of Fire Wards first, and if they approve it, he should go to Chip Meany for final approval instead of the Planning Board because he will meet the 10% grade requirement and there are no other issues that need to be addressed before the Planning Board.

III: OTHER BUSINESS:

The Board discussed zoning changes that they need to start working on.

- Article 3.2, Performance standards. Attorney Drescher feels it should have words changed to make it less subjective.
- Chip Meany would like the variance extension requirement to be changed to allow the Code Enforcement Officer to extend it rather than having to go before the Zoning Board. Neal Kurk said he'd like to change the extension time, which currently needs to be requested every year.
- Neal Kurk mentioned a gateway zone that he'd like to discuss.

Minutes:

Neal Kurk moved to approve the August 8, 2013 minutes as written; Bruce Fillmore seconded. Craig Francisco, Neal Kurk, and Bruce Fillmore voted in favor; George Malette abstained.

George Malette moved to approve the August 22, 2013 minutes as written; Bruce Fillmore seconded, all voted in favor.

Craig Francisco moved to accept the September 16, 2013 minutes as amended; Bruce Fillmore seconded. Craig Francisco, Neal Kurk, and Bruce Fillmore voted in favor; George Malette abstained.

Bruce Fillmore moved to accept the September 12, 2013 minutes as amended; George Malette seconded, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Neal Kurk moved to adjourn at 8:20 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary