

Planning Board Minutes (*FINAL*)

April 27, 2017

Attendees: Craig Francisco (Chairman)  
Bruce Fillmore (Vice Chair)  
Tom Clow (Ex-Officio)  
Frank Bolton (Planning Board)  
John van Loendersloot (Planning Board Alternate)  
Chip Meany (Land Use Coordinator)

Meeting started 7pm

**Continuation of Site Plan Review 1702 Colby Road LLC for an RV Service Center 48 Colby Road, Map 412-170-2**

Chairman Francisco stepped down from the Planning Board for this review.

Vice Chair Fillmore made Mr. van Loendersloot a voting member for the evening.

Applied for wetlands permit for wetlands crossing on eastern part of property  
AOT and Septic are pending  
Letter from William Bolton, Weare Winter Wanderers approving improvements to their lot, dated March 24<sup>th</sup> 2017

Mr. Clow move approve the Conditional Use Permit, Mr. Bolton 2nded. Motion passed 4-0-0.

Add note to page 2: Cape Cod berms must be repaired in the spring if damaged during snow removal activities  
Must show exterior lights on building  
Change maximum height on sign at the road to 10 feet per Article 34

Mr. Clow moved to approve the site plan with the above conditions, Mr. Bolton 2nded. Motion passed 4-0-0

**Site Plan Review: Francis E & Nancy E Burl construction equipment sales in a commercial zone at Map 202-94-2, Corner of Rockland RD and RT 77**

Chairman Francisco returned to the Planning Board for the remainder of the meeting.

Mr. Fillmore moved to accept the application as complete, Mr. Clow 2nded. Motion passed 5-0-0

Items to address:

Add well radius to site plan  
Need wetlands stamp on site plan  
Buffer between lot 202 -94 and 202-94-2

Proposed use of lot: Truck and Equipment sales/repair and office for construction business

Mr. van Loendersloot recused himself from this hearing due to an employer conflict, but will remain seated at the

table for taking of minutes only.

Site walk scheduled for Saturday, April 29<sup>th</sup> at 8am. All public are welcome to attend.

- Mr. Keach to review site drainage
- All equipment/machinery repairs to be performed indoors only
- Garage floor to be sealed and have no floor drains
- All spilled/leaked fluids to be cleaned up in a timely manner
- Note 9, specify maximum sign height
- Note 8, define parking spaces
- Show snow storage areas on site plan
- Change Route 77 to a Class 2 road
- Show sewer line from building to septic tank
- Provide cut sheets for proposed outdoor lights
- Show notes regarding wetland buffer
- Note restricting storage and usage of deicing chemicals on lot
- Show handicap parking

Public comments:

Jerry Clark, Walker Hill Rd: Concerned with past business practices of applicant's business. Also concerned with lot becoming a junkyard and possible wetland issues. Mr. Clark passed out a letter to the board members stating additional concerns.

Dena Ventiere, Rockland Rd: Has concerns with increased traffic and noise.

John van Loendersloot, Walker Hill Rd: Has concerns with traffic at the intersection of Rockland Rd and Concord Stage Rd, would like to see a traffic study. Also would like the board to consider well monitoring due to close proximity to wetlands.

Frank Burl, Rockland Rd: Stated he has no problem with the application and is the only abutter to the property. Mr. Burl is not concerned with the potential increase in noise

Dennis Torrisi, Walker Hill Road: Presented a petition signed by 11 people. Concerned with traffic, noise, lighting, air pollution, cosmetic appearance and real estate value of surrounding properties. Questioned the depth of the wetlands in the center of the property.

Tristen Gordon, Bog Hill Road: Same concerns as previous speakers, specifically onsite salt storage during the winter and wetlands contamination.

Dena Ventiere, Rockland Rd: Asked what the property is zoned as and if the area is going to turn into an industrial park, also stated concerns with noise pollution.

Mike McNally, Hejo Rd: Shares the same concerns as the previous speakers.

Erin Pike, Hejo Rd: Shares the same concerns as the previous speakers, specifically increased traffic at the intersection of Rockland and Concord Stage Rd. Ms. Pike stated the woodland buffer is already gone with the cutting of trees recently.

Kurt Markarian, Reservoir Drive: Concerned with potential ground contamination, also shares concerns with traffic, noise & air pollution. Also questioned parking during auctions times

Pat Gareri, Merrill Rd: Shares concerns with traffic.

Jerry Clark, Walker Hill Rd: Concerns with water runoff and increased traffic.

Mary McNally, Hejo Rd: Shares same concerns as others previously. Also worried about the beauty of the town as this proposed business will be on one of the main roads into town.

Public comment closed.

No comment from Weare Fire Department and Weare Police Department.

Weare Highway Dept would prefer the driveway be further from Concord Stage Road

Discussed definition of "Junkyard" taken from RSA 236:112

Board would like to see motion-sensing lights be downcast and other lights remain off during non-business hours.

Mr. Fillmore moved to continue the application until May 25, Mr. Clow 2nded. Motion passed 4-0-0

Minutes of April 13<sup>th</sup> will be reviewed at the following meeting.

Mr. Bolton moved to adjourn, Mr. Fillmore 2nded, motion passed 4-0-0.

Meeting adjourned 9:20pm

Respectfully

John van Loendersloot (Planning Board Alternate)