

PLANNING BOARD

Final Minutes

May 25, 2017

Attendees: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Chip Meany (Land Use Coordinator), Neal Kurk (Secretary), Tom Clow, John van Loendersloot, Jennifer Scoledge

Meeting called to at 7:00pm order by Mr. Francisco

Mr. Francisco appointed Mr. van Loendersloot as a voting member.

I. Continuation: 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

Francis and Nancy Burl requested a continuance until June 22, 2017

Mr. Francisco made a motion to accept the continuance and Mr. Kurk seconded 5-0-0

II. Continuation: Subdivision: Dean Gibson & East Coast Industrial Properties, LLC, West side of Perkins Pond Road, Map 410-57 in an R/A Zone.

#17 on the checklist - it doesn't have all the monuments that is required. Mr. Francisco noted it on the map, but not the checklist. 12 monuments proposed, however Mr. Fillmore only counts 11.

Mr. Fillmore made a motion to accept the application as complete, Mr. Kurk seconded 5-0-0

Art Siciliano discussed the changes that he wants to make to the plans. Discussion 100 foot buffer from Perkins Pond, Perkins Pond is a prime wetland. New owners since Art has applied. GM Investment partners LLP are the new owners and Mr. Siciliano will state this on the new plans. Mr. Francisco asked Mr. Siciliano if there were any uses allowed in a prime wetland, Mr. Siciliano will find out.

Mr. Francisco went thru the plans and made grammatical changes. Mr. Francisco mentioned the monuments that should be in front along all of the angle points, that Mr. Fillmore mentioned above that there was only 11 of the 12 needed monuments

Mr. Fillmore went for a site walk and he said there is about a 5 foot rise of ledge. He is going to ask for a test pit in the 4k area of lot 57. Mr. Fillmore wants a note to be made that on the western side of the wetlands, that no building will be permitted without a permit. A waiver has been granted regarding the topo.

Mr. Francisco suggested on #5 to put a period after regulations and get rid of the 2nd part regarding the 10% grade. Mr. Kurk asked how far off the road the house will be. 200-300 feet, you won't be able to see them from the road. Mr. Fillmore stated that Mr. Siciliano needs to add a note about the current use status. Mr. Siciliano states it's not in current use.

Mr. Francisco read an email from Weare Conservation Commission, that they reviewed the plan and said it was thorough, however one item was not considered due to the 100 foot of prime wetlands, but would like to be notified once the revision is made. Mr. Francisco would like to see more about what he's going to do with the prime wetlands buffer and Mr. Siciliano said he will look into it. Mr. Francisco would like the WCC to look at the plans again.

Mr. Francisco opened the hearing for Public Comment. Hearing no Public Comment, he closed the Public Comment.

Make the following changes:

1. Agricultural spelled wrong
2. Note 2 Acreage in the same note
3. Note 3 change to be ðorð not ðofð
4. Note 5 put a period after regulations, current use note
5. Monuments along the stone wall
6. Check the flood zone in lot 197 area
7. Check on the prime wetland edge and uses
8. Move the 4k and lot 47. No residence shall be constructed west of the wetlands without prior planning board approval
9. Check spelling on Alexander
10. Depending what is found in prime wetland buffer, may want to make a separate note so it sticks out better.
11. Note 4 label the wetland buffer

Mr. van Loendersloot made a motion to continue June 8, Mr. Kurk seconded 5-0-0

III. Site Plan Review: HKW Properties, 55 North Stark Highway, Map 203-26 in a commercial Zone. To build an accessory building in compliance with Village district zoning.

Mr. Francisco & Mr. Fillmore stated they have professional relationships with Mr. Wetherbee, no conflict.

Harry Wetherbee's company performs geotechnical engineering. He is currently at 33 North Stark Highway, but would like to relocate. New building being proposed is a 30 x 40, single story, slab on grade, in the village district. Same idea as a handyman shop. Professional use. Proposed use would be to store small portable geotech test equipment. Typically no more than 2 employees in the lab, typically college students. Quiet, no gasoline operated equipment. Owner operated. No bathroom, no running water. Electricity will be 110 volts.

Due to being in the Village District. Needs to be compatible to the buildings in the area. According to regulation 22.9.1. Mr. Kurk has issues pitch of the roof, size of the door and metal siding. Discussion regarding what parts of the building will be seen from the road.

Mr. Francisco states that he cannot accept the application as complete.

1. Need to see the wetlands on the plans
2. Need hours of operation
3. Construction time table

Mr. Francisco read an email from WCC received on 5/10/17. Questions regarding purpose, multiple wetlands questions, is building occupied by residents or business, what is the commercial enterprise? Basically the WCC does not understand the plans

Mr. Francisco did not open to public comment due to the fact that the application cannot be accepted due to being incomplete.

Mr. Kurk made a motion to continue until June 22 and Mr. van Loendersloot seconded 5-0-0

IV. LLA: Cynthia A Merrill Rev Trust , 204 Dustin Tavern Road, Map 411-122 and Brandon & Dianna S Merrill 206 Dustin Tavern Road, Map 411-122.2

Wetland waivers received for topo wetland soils

Lot 122.2 has no frontage, they want to make it bigger. Existing acreage 2.72

Mr. Kurk asked Mr. Siciliano what the purpose is. Purpose is they are selling the front piece of lot. Both lots will have the same deeded right of way.

Mr. Fillmore made a motion and Mr. Kurk seconded to accept application complete with waivers as submitted 5-0-0

Mr. Siciliano said they are adjusting the lots. Lot line 122 will be 10 acres and lot 122.2 will be 16.64 acres when all is said and done. Access does not change, frontage or easement does not change

Mr. Francisco's comments and changes:

1. Class 2 to be added beside Rte 77
2. Add easement from existing driveway to lot 122.1
3. Add a road across the existing driveway in lot 122

Mr. Fillmore made a motion to approve the application with the changes above and Mr. Kurk seconded to 5-0-0

V. Revised Site Plan: Frank & Jennifer Ferrante & the Town of Weare. Tax map 402-31 & 32 to correct a boundary.

Application withdrawn by the applicant.

VI. OTHER BUSINESS

Reviewed minutes of previous meeting

Mr. Fillmore made a motion to approve 5/11/2017 meeting minutes and Mr. Kurk seconded 4-0-1

Mr. Kurk moved to adjourn at 8:43 and Mr. van Loendersloot seconded 5-0-0