

PLANNING BOARD

July 27, 2017 - Final Minutes

Attendees: Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), John van Loendersloot (Alternate), Chip Meany (Land use Coordinator), Jennifer Scoledge (Minute Taker)

Meeting called to order at 7:02pm by Mr. Francisco

Guests: Dan Higginson, Dena Ventiere, Donald Wellman, Judy Torrisi, Dennis Torrisi

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. This has been continued to go no further than Oct 26th. Mr. Francisco made a motion to approve the continuance and Mr. Fillmore seconded 3-0-0

- a. Mr. Wellman has requested to be put on the list of abutters. Mr. Wellman will send an email to Mr. Meany so he can be added to the email list of people to be contacted, even though he is not an abutter so he will be notified of the agenda.
- b. Mr. Higginson is requesting to move the stones from the stone wall that is required by the variance that was granted to impact the wetlands. This will make it so that Mr. Burl will be able to put in a driveway, that he received a variance for, to put in a proper driveway to access the lot, as where the existing driveway is an old logging road.

Mr. Francisco opened Public comment at 7:09 pm:

Donald Wellman of 21 Rockland Road, Weare is seeking clarification on the location of the driveway. Mr. Francisco clarified that it is further from Concord Stage Road by about 50 feet. Concerned that it is already a very congested intersection and to what degree is this related to the underlying plans. Mr. Francisco clarified that this is just for an approval of moving rocks, not for the approval for a driveway. Mr. Francisco clarified that Mr. Higginson is here to request that the Planning board make a recommendation to the Selectman to allow the removal of stones.

Mr. Francisco closed Public Comment at 7:23pm

- c. Mr. Higginson is requesting to remove 30 feet of stone. The variance shows that the rocks be removed and put in place of the old driveway to make that inaccessible. Mr. Fillmore made a motion to recommend to the Selectman, that they be allowed to relocate the 30 feet section of the stone wall to fill in the other driveway as per the variance and Mr. van Loendersloot seconded 3-0-0

II. Lot Line Adjustment: William E. Russell 682 North Stark Highway, Map 402 – 7.2 & 7.3 in an Industrial Zone

- a. Mr. Higginson requesting a waiver for topo. Mr. Fillmore moved to grant the waiver for topo and wetland and Mr. van Loendersloot seconded 3-0-0
- b. Mr. Fillmore made a motion to accept the application for the lot line adjustment Mr. van Loendersloot seconded 3-0-0
- c. Mr. Higginson states that Mr. Russell is down to three lots (7.2, 7.3 & 7.4) and looking to merge all parking, no proposed changes or construction. Mr. Russell wants to just clean things up.

Public comment opened, No public comment, public comment closed at 7:39pm

- d. Mr. Fillmore made a motion to approve the lot line adjustment plan with the condition of the three new proposed lot formers be set on the plan with the date when they were set and Mr. van Loendersloot seconded 3-0-0
- e. For the voluntary merger, Mr. Higginson will provide a certified letter that there is no mortgage on the lot. Mr. Fillmore made a motion to approve a voluntary merger application for Map 402 lot 7.3 & 7.4 contingent on receiving a certified letter regarding there are no mortgages on either property and Mr. van Loendersloot seconded 3-0-0

III. OTHER BUSINESS

Reviewed 7/13/17 minutes Mr. van Loendersloot made a motion to approve as amended, Mr. Fillmore seconded 3-0-0

Reviewed 6/22/17 minutes Mr. van Loendersloot made a motion to approve as amended, Mr. Fillmore seconded 3-0-0

Mr. van Loendersloot moved to adjourn at 7:59pm and Mr. Fillmore seconded 3-0-0

Respectfully, Jennifer Scoledge (minute taker)