

DRAFT

WEARE PLANNING BOARD FEBRUARY 22, 2018 MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Chuck Bolton, Tom Clow, and Neal Kurk (secretary). Also present: Chip Meany, Code Enforcement Officer

I. CALL TO ORDER

As Mr. Francisco recused himself in order to represent a client, the meeting was called to order at 7:05 p.m. by Vice Chairman Bruce Fillmore.

II. CONCEPTUAL REVIEW

Krista Edwards proposed a new school-age child care operation at Lancetot~~o~~ Plaza, 425 S. Stark Highway, Unit 10 (tax lot and map number 1097-7-1), as an addition to her existing day care center. The new facility would cater to children 7 . 12 years old, be licensed for 20 children, offer services between 6:30 am and 6:30 pm weekdays and utilize 1179 sq. ft. No modification of the facility would be needed two-to-three part-time teachers would be hired, which the Board indicated would require 5 additional parking space which Ms. Kristi stated the landlord would make available. No additional signage would be needed.

The applicant was asked to submit plans to be reviewed by the CEO and fire chief, but would not be required to return to the Board. The Board determined that the change resulting from the proposed use was minor enough not to require notification to abutters.

III. CONCEPTUAL REVIEW

530 South Stark Highway LLC, represented by Mr. Francisco, proposed to refurbish an existing vacant building at that address (tax map and lot number 411-188) for use as a recreational vehicle (RV) body shop (excluding mechanical and engine repairs). The vacant building is on the same lot as an existing RV sales office, showroom and RV storage facility.

The proposed use would not involve retail customers, as RV to be repaired would be brought to the site by employees from the Colby Road repair facility. The interior would be fitted out with a paint booth and self-contained mixing room, with fans and filters such that exhaust air would contain no contaminants. The side facing Rt. 114 would have large doors installed through which RVs could be brought inside the shop without encroaching on Rt. 114. There will be no change in existing signage.

Septic and driveway permits will be provided prior to Planning Board approval. Note 3 on the plan presented to the Board will be expanded to more exactly indicate the change in use; a note on the proportion of the site that is impervious will be added.

III. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary