

DRAFT

WEARE PLANNING BOARD MARCH 22, 2018 MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Chuck Bolton, 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 and himself, the meeting was called to order at 7:00 p.m. by Vice Chairman Bruce Fillmore.

II. LOT LINE ADJUSTMENT

Craig Francisco: Map 107, lots 24 and 30. The board reviewed the application for a lot line adjustment which would add land from one lot to the other. Mr. Bolton, seconded by Mr. Fillmore, moved that a waiver be granted for test pits (#14), and the motion carried. Mr. Fillmore noted that as the full board was not present, the applicant had the option of continuing the application under a full board was present. The applicant declined the offer. Mr. Kurk, seconded by Mr. Bolton, moved that the application be accepted as complete. The motion carried. The board reviewed a letter from D. Lindgren, an abutter owning property at map 107, lot 32, in which she objected to the application if it would adversely affect an existing right of way granting access to Lake Horace. The board determined that the easement could not possibly be over Mr. Francisco's land. No abutters were present. After discussion, Mr. Kurk, seconded by Mr. Bolton, moved to approve the application on condition that a drill hole was placed in the stonewall running north and south between the two lots. As the enlarged lot would be in two zones, the board informed Mr. Francisco that the more restrictive zoning would apply to the entire lot. The motion carried.

III. SITE PLAN REVIEW/CHANGE OF USE

530 South Stark Highway LLC, represented by Mr. Francisco, proposed to refurbish an existing vacant building at that address (map 411, lot 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 change of use will not involve retail customers, as RVs to be repaired will be brought to the site by employees from the Colby Road repair facility. The interior will be fitted out with a paint booth and self-contained mixing room, with fans and filters such that exhaust air will contain no contaminants. The northwest side of the building will have a large door installed through which RVs will be brought inside the shop. There will be no change in existing signage.

Mr. Kurk, seconded by Mr. Bolton, moved to accept the application as complete. The motion carried. Mr. Francisco stated that, although the plan showed some current paved areas would be restored to permeable surfaces, and another unpaved area would be paved, the total impermeable surface would remain unchanged. The required five parking spaces were provided.

Mr. Kurk, seconded by Mr. Bolton, moved that the application be approved, subject to the following conditions:

1. a note be added that no dumpster be placed or other storage occur outside of the building;
 2. loam and seeding take place abutting the newly paved area and a Cape Cod berm be installed on the sloped sides;
 3. existing shop draining slopes be removed and a swale running toward the northwest be installed;
 4. a note be added stated that no contaminants are to be released in any exhaust from the paint room; and
 5. a note be added indicating the new doors are to be placed on the northwest side of the building and not on the side facing rte. 114.
- The motion carried.

III. LOT LINE ADJUSTMENT/SITE PLAN REVIEW

Gary D. Remillard Living Trust, 24 Oil Mill Rd., Map 412, lot 202

Mr. Francisco resumed the chair.

Mr. Kurk, seconded by Mr. Fillmore, moved to accept the application as complete. The motion carried, 3 . 1. Discussion of the application ensured, focusing on the effect on the nearby residential neighborhood in terms of visual impact, traffic and noise based on the likely number and types of business that might take space in the four proposed commercial buildings. It was determined there would be no further cutting of trees. Monitoring wells were considered.

The following comments from public bodies were received: Conservation Commission dated March 19, 2018 which mentioned high habitat values and expressed concern over the concentration of surface

water discharge in a single location; Piscataquog River Local Advisory Committee dated March 19, 2018, which express technical considerations; Weare Fire Department dated March 20, 2018, noting that no reliable water distribution system exists in the area; and Weare Police Department date March 7, 2018, discussing traffic control signage.

At 9:10, the chairman asked for public comments. Vicki Rice of 285 River Rd. expressed concerns about access to her home, summer and winter, on her driveway which runs through the proposed site, as well as dust while construction was occurring, the need for sight and noise buffers, the hours of operation (10 pm was too late) and about disappearing deer, turkey and other wild animals. Gail Gilman, 394 River Rd., objected to the clear cutting which degrade the views from her home. Sheila Cleveland, 368 River Rd., was concerned about the effects on the underlying aquifer and the safety of her well water, about the additional noise from traffic going past her house. Kyle Cleveland, 368 River rd., was also concerned about the effects on the aquifer and wells, both with respect to quality and quantity. David Nelson, 10 River Rd., was concerned about the visual impact on his property as a result of the height of the proposed buildings (24qto the roof ridge) and also about the noise from the ongoing use of the site echoing through his neighborhood.

The board established a site walk of the property on Saturday, March 31st, at 9 am. Mr. Fillmore moved, seconded by Mr. Kurk, that the application be continued to the April 26th meeting of the board. The motion carried.

III. ADJOURNMENT

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary