

DRAFT

WEARE PLANNING BOARD APRIL 26, 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

Mr. Francisco called the meeting to order at 7:00 p.m.

II. LOT LINE ADJUSTMENT/SITE PLAN REVIEW

Gary D. Remillard Living Trust, 24 Oil Mill Rd., Map 412, lot 202; Whitetail Commercial Development

a. Mr. Kurk, seconded by Mr. Bolton, moved that, due to its possible impact on the aquifer and river, the proposal be deemed to have a regional impact and that the New Boston and Goffstown planning boards and the Southern NH Regional Planning Commission be so notified. The motion carried, 4 - 0. Mr. Meany was directed to send the appropriate notices.

b. The board examined the April 16, 2018, email from the Conservation Commission suggesting a wildlife study and expressing concern over the additional impervious surfaces in excess of the 10% maximum.

c. The board received letters dated March 26 and April 20, 2018, from members of the Riverdale community expressing opposition to the proposal.

d. The Board determined that no conditional use application was required, as the proposal met all ordinance requirements except for the impervious surface requirement and driveway easement issues.

e. With respect to hours of operation, the applicant proposed no changes from those in its application but asked the Board to listen attentively to abutters. Noise levels might be limited by hour of operation to avoid adversely affecting Riverdale village residents.

f. Questions were raised with respect to the function and adequacy of the retention pond.

g. The proposal's visual impact was considered. The trees proposed to be planted would screen a substantial portion of the site. A double staggered row was discussed.

h. The additional flow of traffic into Riverdale village district from the proposed buildings could be averted in part by requiring those entering and leaving the site to use the Rte. 114 access and not travel through the village. This would require signage approved by the Board of Selectmen.

i. The question of whether outdoor storage would be allowed on site was discussed.

j. The applicant pointed out that the parcel was in the commercial zone and had the right to develop it under the current rules without further use limitation by the Board.

k. The Board was informed by the applicant that it intended to create a condominium association and sell the existing building and the four proposed buildings by bay as condominium units.

l. Questions were asked about parking and suggested that it be shown on the plats. It was also suggested that non-paved areas not be used for storage of vehicles, materials or trash.

m. Floor drains and outside tank storage for effluent from the drains was discussed, as was an oil/gas separator in the retention pond.

n. The liability of condominium owners for pollution of aquifer or river was raised.

The chairman opened a public hearing on the application at 8:20 p.m.

a. Betty Straw of Memorial Drive expressed concern over the effect of the project on the river and aquifer, noting that Riverdale village was ~~the~~ the birthplace of Weare.+

b. Vicky Rice of Riverdale Road was concerned about the impact on her right-of-way driveway and the ~~big dip~~ proposed, snow windrows, construction issues and access to her home. She was also concerned about the impact on the aquifer.

c. Michael Haas expressed concern about the regional impact, contamination and overuse of the aquifer, light pollution from 32 lamps, asking they be made ~~dark sky~~ compliant, and ~~encroachment~~ on the village district (Z.O. Art. 22.2).

d. David Nelson of River Road asked about building heights, aesthetics of the site as view from the village and its roads, noise when businesses were in operation with their doors open. He suggested trucking stumps off site and requested the installation of silt fences.

e. Kevin Lefebvre of New Boston and Weare questions a violation of the impervious surface rule, noting 2 of 9 acres were to be paved. He was concerned about the amount of fuel over the aquifer and how to prevent it from seeping into the ground.

f. Sheila Cleveland of River Road in New Boston noted possible traffic and noise issues, requested approval of a smaller number of buildings, asked for limited hours (e.g., 8 . 6) and a wildlife study.

g. Kyle Cleveland of Riverdale Road note the present operation had vehicles leaving at 4:30 . 5:30 in the morning, resulting in a decline in his property's value.

h. Jeff Howard of River Road suggested there was a risk of sediments going into the river from the graveling operation.

i. Nancy Christian spoke of the impact on wildlife, aesthetics and taxes. She was concerned about visual pollution, too.

The chairman closed the public hearing at 9:20 p.m.

The Board continued its discussion, considering oil separation in the retention pond by the river and inside the buildings, a wildlife study which was determined not to be particularly useful, and asking the selectmen to place signs directing truck traffic to go directly to Rte. 114.

The Board asked the applicant for computer rendering of the visibility of the site as developed from River Road and from Riverdale Road. The applicant was also asked for the following:

- a. noise level limitations
- b. hours and days of operation
- c. snow storage locations
- d. dark sky+lighting changes
- e. oil/gas separation for bays and retention pond
- f. condominium documents for review by the town's attorney
- g. monitoring well types and locations
- h. parking ban for vehicles around proposed buildings, with striping of proposed road/driveway to keep it open for moving vehicles.
- i. a ban on washing vehicles on site
- j. a stump removal plan
- k. an agreement with Ms. Rice with respect to the issues she raised about her right-of-way driveway
- l. fire ward approval of adequate water for firefighting
- m. plan for floor drains and grease traps
- n. expert review of water quality and the effect on it of the use of petroleum products

Mr. Fillmore moved, seconded by Mr. Kurk, that the matter be continued to May 24th, and the motion carried.

III. APPROVAL OF MINUTES

Mr. Fillmore moved, seconded by Mr. Kurk, that the Minutes of the March 31st site walk and the March 22d meeting be approved. The motion carried.

IV. ELECTION OF OFFICERS

Mr. Kurk moved, seconded by Mr. Bolton, that the officers for 2018-2019 be the same as currently, to wit, Mr. Francisco, chairman; Mr. Fillmore, vice chairman; and Mr. Kurk, secretary. The motion carried.

V. ADJOURNMENT

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary