

**WEARE PLANNING BOARD**  
**September 27, 2018 Meeting DRAFT Minutes**

**Present:** Bruce Fillmore, Jr. (Vice-Chairman), Neal Kurk (Secretary); Frank Bolton, Jack Meaney. Also present: Naomi Bolton, Robert Phillips, Barbara R. Hibbard, David Hibbard, Michael Pelletier, Paul St. Onge, Carley St. Onge, Art Siciliano, Sharon Walker, David Gordon, Stephen F. Flanders, Ronda Gregg, Amanda Devine, Barry Devine, Anna Ruef, Rose Kosciuszek, Paul Kosciuszek, Joseph Geisler. Also present: Chip Meany, Code Enforcement Officer.

**I. CALL TO ORDER**

The meeting was called to order by Mr. Fillmore at 7:03 PM. Quorum reached.

**II. LOT LINE ADJUSTMENT**

**Applicants William & Naomi Bolton, 42 Norris Road. Map 412, Lots 223 & 226 in a Rural/Agricultural Zone.** Mr. Kurk, seconded by Mr. Bolton, moved to accept this application as complete. Subdivision application documents were reviewed by the Chairman. Owners wish to increase Lot 226 and decrease Lot 223. Total frontage will be 300' on Lot 223. A waiver from the Subd. Regulations, checklist item #15 within the application, was requested for 5' contour topography. Ms. Bolton approached to speak. They are not planning to touch frontage at all. Oldest son will receive the property as a gift, 14 acres total. There is an existing driveway to the old house. Mr. Bolton asked about the existing cemetery. Ms. Bolton explained it is town property and additionally there are no wetlands.

Public comment was offered. There were none. Mr. Fillmore closed the discussion to public comment.

Mr. Fillmore moved to accept the waiver. Motion made by Mr. Kurk. Mr. Bolton seconded. Motion carried. Mr. Kurk moved to approve the plan, Mr. Bolton seconded. Motion carried. 3-0.

**III. SUBDIVISION**

**Michael J. & Tami M. Pelletier, 92 Woodbury Road, Map 201, Lot 43 in a Village Zone.** Mr. Kurk moved to accept application, as complete. Mr. Meany seconded. Motion passed. Mr. Siciliano approached to say that Lot 43.2 has a well, leach field, state subdivision approval, well easement with lot 33.1, etc. Mr. Fillmore asked if the tax assessor wants the lots to read 43 and the larger lot to be 43.2? This must be clarified. He also requested change the notes on the plan and stated that a state driveway permit is required. Mr. Siciliano asked if they can put an easement instead on the corner. Mr. Fillmore responded that in the Subdivision Regulations, seen on pg. 34, a state road requires a state driveway permit, but you have the option to do a conditional approval. Mr. Silcilano - Agreed, we will do that. Mr. Kurk considered if the property is in the flood zone. Mr. Fillmore told the group that a 25' set back line is required to show on the site plan.

Conditions requested by the Board include the following:

1. State subdivision approval has to show on the plat/site plan.
2. Department of Transportation permit for Tax Map 201, Lot 43.2.
3. Change lot numbers/reverse existing so changed numbers are reflected.
4. Set the boundaries with granite boundary markers, as well as markers for both the 201-43 & 2.29 acre parcel.
5. A 25' vegetation line must be shown.

Vice-Chairman opens for public comment. Ronda Gregg approached the board and reviews the definition of subdivision. Also, she asked the board about allowance of another commercial business and if so, will there be more police activity. Mr. Kurk, seconded by Mr. Meaney, moved to accept plan with listed conditions. Motion passed collectively.

#### **IV. VOLUNTARY MERGERS**

**Howard & Martha Kaloogian**, 217 Colby Road, Tax Map 412, Lots 12 & 12.3. Mr. Kurk moved to approve this application to merge Weare Tax Map 412-12 and 12.3. Mr. Meaney seconded. All were in favor.

**Nicholas J & Denise M. Fox**, 48 East Shore Drive, Tax Map 101, Lots 1 & 2. Mr. Kurk moved to approve the application combining the parcels 101-1 and 101-2. Mr. Meaney seconded, motion carried.

#### **V. DRIVEWAY APPLICATION**

**David & Barbara Hibbard**, Gould Road

Mr. Fillmore asked Mr. Meaney if there are issues here. Mr. Meaney replied there are no issues. Mr. Fillmore inquired if there was a maintenance agreement. Mr. Meaney stated this is not necessary because everyone has agreed. Motion presented by Mr. Kurk to approve a shared driveway for Tax Map 109-1 on Gould Road to David & Barbara Hibbard. Mr. Meaney seconded. Motion passed.

**VI. SITE PLAN REVIEW:** Romar Assistive Services, 400 South Stark Highway, Tax Map 109, Lot 12, in an Industrial Zone. Mr. Fillmore stated the problem here is that the site plan submitted is not accurate, because it was drawn in 1998 with the original treatment facility. Furthermore, the lot lines are incorrect. Mr. Meaney then expressed to Mr. Phillips that he keeps things in the woods, for example, old appliances. He would need to submit a site plan that reflects the business you are conducting currently and would need to show everything on the plan. State how you are hauling and processing trash, where you are storing equipment, dumpsters, trucks, etc. Mr. Phillips stated that he is in process of cleaning the mess up and he does not have a transfer station, nor recycling or processing trash operations. No further action from the Board was stated because the application is being removed until there is a new site plan that shows up-to-date business and property information including but not limited to hours of operation, lighting, business operation, dumpsters with lids, empty dumpsters/trailers, new business name, parking, etc. A complete, correct application must be submitted. All the abutters were must be informed. Mr. Fillmore closed the hearing.

Mr. Kurk moved to adjourn at 8:24 PM.

**IV. UPCOMING MEETINGS**

\*Planning Board ~ October 11, 2018

October 25, 2018

\*CIP Subcommittee ~ November 8, 2018

Presentation to Planning Board

*Respectfully submitted,*

*C. Provencher*

*Transcribed from notes*