

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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September 12, 2013 - Meeting Minutes

**\*\*FINAL COPY\*\***

**PRESENT:** Craig Francisco, Chairman, Neal Kurk, Bruce Fillmore, George Malette, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

**GUESTS:** Stephen Bartlett, Eric Peterson, Tom & Anita Koufopoulos, Lisa Ilsley, Tim Reade, Michael Cooke, Earl Sandford, Tim Redmond, Sarah Ilsley, Steve Grant, Nathan Dory, Shawn Zito, Thomas Moore, Sandy Delisle, Bev Clements

### **I: CALL TO ORDER:**

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building, and appointed Bruce Fillmore as a voting member.

### **II: PUBLIC HEARINGS:**

Stone Removal Request      Lisa Ilsley  
33 South Sugar Hill Road  
Tax Map 403-135, RA Zone

Lisa Ilsley is requesting to be allowed to remove a weak 30' section of stone wall and move it to another area of the same wall. Road Agent, Tim Redmond, has no problem with the removal.

George Malette moved to recommend to the Board of Selectmen that the stone wall removal be allowed and the driveway permit be approved; Bruce Fillmore seconded. Craig Francisco, Bruce Fillmore, and George Malette voted in favor.

Driveway Application      Tom & Anita Koufopoulos  
Mount Dearborn Road  
Tax Map 408, Lot 47-1

Tom Koufopoulos explained that they are asking to remove a section of stone wall to put further down the wall in order to construct a new driveway. He is trying to have his driveway plans approved that have been drawn 3 times. Chip Meany told the Board that the plan has been stamped by an engineer and he feels it is acceptable. He wanted to make sure the abutters have the opportunity to share their input, but feels no large amounts of water will affect the road. The house will be sprinkled.

Road Agent, Tim Redmond, said there are minor details that need to be addressed. At the fire truck turnaround, there is no outlet protection. The plunge pools on the right side of the property goes onto the neighbors land, and he doesn't want it to affect their property. The swale that goes down the property line seems to stop at the stone wall, and it is unclear where it goes after that. On the construction note on the plan, it should say it is required to install a culvert instead of recommended. Redmond also questioned if a silt fence and hay bales will be enough protection for an outlet structure on the neighbors land. Mr. Redmond said construction of this driveway will result in an increase water flow across the road to the neighbor's property. On the back of the driveway permit that the applicants agree to, it says they will need to improve the drainage. Mr. Redmond suggested requiring a bond to use for future repairs so they are not being done at the towns expense, and also recommends requiring a pre- and post-runoff drainage study.

Public Comment: Shawn Zito is the owner of the property across the street that the water from the

driveway will be discharged onto. Mr. Zito is concerned over the water coming down the driveway that will be accelerated in the areas that are steeper than 13%. The water carries dirt, debris, and silt into his yard, and feels the increased water flow is more than the road can handle based on what happens on his property. He feels the runoff will increase a problem that already exists. He said he expressed these concerns when the subdivision plans were being discussed, but they were still approved. Zito was also concerned about silt fences and hay bales on his property, but it was unclear if they were actually on his property, and was told they were temporary while construction would be going on. Mr. Zito questioned if the plunge pool, at 20' x 4' x 2', was going to be large enough and was concerned it won't be able to handle the amount of water and it will spill over. Chairman Francisco explained that plunge pools are not designed to hold water, but to catch the water and let it go. Mr. Zito feels this plan is not adequate and does not want to have to deal with the problem after it is built.

Eric Peterson, 98 Mt. Dearborn Road, said there is already flooding, and feels with any more drainage, it will flood his basement regularly and damage the historic nature of his home. This would be inappropriate and inconvenient, and would cause him to put in more drainage to offset the extra water.

Chairman Francisco closed the public hearing at 7:50 pm.

Chairman Francisco feels there should be a drainage analysis performed. Neal Kurk feels the additional water must not leave the property because the houses further down will be adversely affected and that would be unfair to the other residents. Mr. Kurk said the applicant wants to build their homes at the top of the property for the view, but they can also be put lower on the property making the driveway more consistent with the district and cause less water issues.

Chairman Francisco's main concerns are:

1. There should be a pre- and post-drainage analysis performed for the 4 points of exit and that the post-development peak runoff is equal to or less than the pre-development runoff for a 25 year storm event.
2. The board needs to know the total area of disturbance – and a notice needs to be filed with EPA.
3. There are 3 culverts on the plan with no size or slope, and they need to be labeled.
4. The plan needs to be more clearly marked.
5. The 13% slope

The Board scheduled a site walk for Monday September 16 at 4:30 pm. The site walk is open to the public.

Neal Kurk moved to continue the application to September 26; George Merrill seconded, all voted in favor.

Driveway Application	Steve Bartlett
	Tax Map 408-47-4
	Mount Dearborn Road

Earl Sandford from Sandford Surveying noted that this application is different from the previous one because they are using an existing driveway. They met with the Conservation Commission and addressed their suggestions, and they received a variance from the Zoning Board from Article 28.9. The driveway does not exceed 10% by design. The drainage will not go directly to any culvert, but indirectly through the wetlands to avoid a buildup of storm water. They will be widening the existing road that is approximately 10' wide. There are only about 2 trees per 100' that need to be removed. Mr. Sandford said the water from this property will not drain directly onto neighbor's properties, but he cannot say if it will increase water that goes into the culvert. Mr. Bartlett added that the land on the other side of the wetland will not be subdivided.

Road Agent, Tim Redmond would like the professional opinion that the culvert will be able to handle the post-development runoff. He will defer his final comments until he can get a full set of plans to

review. Mr. Redmond wants to be sure the town drainage can handle the runoff and if improvements need to be made, Tim asked that it's at the developer's expense.

Public Comment: Shawn Zito asked if either of the applicants have considered a shared driveway. Chairman Francisco said it would have had to be proposed at the subdivision process. If they wanted that, they'd have to propose a new subdivision.

Chairman Francisco agrees with Tim that they need to look at the 24" culvert and that the post-development peak runoff is equal to or less than the pre-development runoff for a 25 year storm event. Additionally, Chairman Francisco would like to see:

1. Put a sign on the plan marking the culvert near 6+80.
2. Fix the typo at 0+75 on the plan.
3. Add a note regarding the rip rap apron.

Neal Kurk would like to see the study and make sure Mr. Redmond is satisfied and it won't adversely affect the town. He would like a condition of the approval to be that Mr. Sandford states the driveway was installed in accordance with the plan. Mr. Sandford said he already wrote a statement in Note 5, saying the road will comply with the plan.

Neal Kurk moved to approve the application for a driveway permit for Steve Bartlett subject to the completion of a pre- and post-drainage study that shows the post-peak runoff does not exceed the pre-peak runoff for a 25 year storm event, and on the profile, change the wording to maximum instead of average, re-label the low point, the size of the culvert, the riprap label details are corrected, the ZBA note is corrected, and the pavement note is changed. Bruce Fillmore seconded. Discussion: Mr. Sandford said if the pre- and post-drainage study doesn't work out, he'd like to continue 2 weeks to make minor adjustments.

Neal Kurk withdrew his motion; Bruce Fillmore withdrew his second.

Bruce Fillmore moved to continue until the September 26 meeting; Neal Kurk seconded, all voted in favor.

### **III: OTHER BUSINESS:**

Bruce Fillmore updated the Board on his involvement with the CIP Committee. He will be helping Parks and Rec with their budget and they are thinking of increasing fees at Chase Park for out-of-town users, and may need the Boards support.

Chip Meany advised the Board he will distribute a letter he received via email from Attorney Drescher regarding the driveway permits.

### **IV: ADJOURNMENT:**

As there was no further business to come before the Board, Bruce Fillmore moved to adjourn at 10:00 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,  
Recording Secretary

