

WEARE, NEW HAMPSHIRE PLANNING BOARD

October 11, 2018 Meeting DRAFT Minutes

Present: Craig A. Francisco (Chairman), Bruce Fillmore, Jr. (Vice-Chairman), Neal Kurk (Secretary), Jack Meaney, Frank Bolton. Quorum reached. Also present; Benjamin Knapp, Travis Corcoran, Jennifer Corcoran.

I. CALL TO ORDER

The meeting was called to order by Mr. Francisco at 7:02 PM.

II. SUBDIVISION REGULATIONS

Driveway regulations were reviewed by the Board with the Town Public Works Director, Mr. Benjamin Knapp. Mr. Knapp asked to Board to clarify the matter: When under 10 houses, will 20 ft. of pavement width be allowed? Mr. Francisco explained there are traffic volumes to consider. The width and slope specifically were discussed. It is important to Mr. Knapp for there to be enough room in the roads, as the plow trucks have a 14' wingspan (fully equipped). If there is not enough room, there will be damage created by the front corner of plow when tending to snow storms. More so, developers of subdivisions should be responsible for the cost of the extra wide roads, not the Town taxpayers. Mr. Meaney expressed support for wider road regulations for new subdivisions, as there would be less incident of human error. Mr. Kurk reminded everyone that the Town's Master Plan guides the Board to keep the Town of Weare rural. Larger roads do not support this thought. Mr. Knapp requests that the rule be 22 feet across the board, and not have different widths for different situations. The 10% grade in road is fine with Mr. Knapp.

Public comment. There were none.

III. RESIDENT CONCERN Travis Corcoran of 275 Quaker Street. The Chair invited Mr. Corcoran to speak, and he stated his question about the Zoning Ordinance. Which two sections of the Zoning Ordinance are the correct set-back? Article 18 [Section 18.2.2; Front Setback: 50 ft from the edge of property line] or Article 3 [Section 3.5; Non-Conforming Lots, pg. 9] Mr. Meaney confirmed that a permit has not been issued for this property to date. Chairman Francisco stated there is no application in front of the Board and it is not in the Board's purview to interpret what the Zoning Ordinance regulations are.

IV. VOLUNTARY MERGER

Nicholas J & Denise M Fox, 48 East Shore Drive, Tax Map 101, Lot #3&4. Tax Map was included with the application. Frontage lies on Lake Shore Drive. Mr. Kurk confirmed these are non-lake frontage lots. He moved for the acceptance of the application to merger of Lots 3 & 4, at Map 101 be approved. Mr. Meaney seconded, passed; 5-0-0.

V. MINUTES

Chairman Francisco reviewed prior minutes and the Board made the following motions:

May 24, 2018; Mr. Kurk motioned to approve minutes with amendments noted. Mr. Fillmore seconded, motion passed; 5-0-0.

June 14, 2018; Mr. Francisco moved to approve minutes with amendments noted. Mr. Fillmore seconded, motion passed; 5-0-0.

July 12, 2018: Mr. Francisco moved to approve minutes with amendments noted. Mr. Fillmore seconded, motion passed; 5-0-0.

Other minutes were put in the parking lot for review by the Chairman and will be addressed at a further date.

VI. ZONING AMENDMENTS.

Chairman stated dates need to be put on the calendar. He conveyed that he was unsure of the last date to file a petition for an ordinance, therefore these dates will be put in the parking lot to be addressed at the next meeting.

VII. SUBDIVISION REGULATIONS

The Vice-Chair stated a maximum length for cul-de-sacs' is warranted. Mr. Kurk questioned what the difference between a cul-de-sac and a dead end road is. The Chairman reviewed the changes, and as discussed and agreed, the following will be put forth; 1. Low-volume of daily trips will be from 0-100, local daily trips from 100-1000 and the maximum cul-de-sac length will be eliminated. Mr. Kurk requested that the Subdivision Regulations will reflect a new revised date of October 11, 2018. Mr. Kurk moved for this draft to be approved with the two amendments just stated. Mr. Kurk also clarified that the Subdivision regulations will be confirmed and put into effect when typos are fixed, copies will be distributed & signed. Mr. Bolton inquired about the shoulder width. Mr. Fillmore explained that in order to be 2' they have to have underground power and mailbox kiosk, if the requirements are not met, they have to be 4'. That will give room for the plows.

Mr. Kurk moved to adjourn at 8:09 PM. Mr. Francisco seconded. All were favor, 5-0-0.

IV. UPCOMING MEETINGS

*Planning Board ~ October 25 2018

*CIP Subcommittee ~ November 8, 2018

Presentation to Planning Board

Respectfully submitted,

C. Provencher

Transcribed from notes