

**WEARE, NEW HAMPSHIRE PLANNING BOARD**  
**JANUARY 10, 2019 Meeting DRAFT Minutes**

**Present:** Craig A. Francisco, Chairman; Bruce Fillmore, Jr., Vice-Chairman; Neal Kurk, Secretary; Frank Bolton, Member; Jack Meaney, Ex-Officio; Chip Meany, Land Use Coordinator. Also present: Keith Mulholland, Michelle Mulholland, Howard Kaloogian.

Mr. Francisco called the meeting to order at 7:02 PM.

**I. CONCEPTUAL REVIEW:** Keith Mulholland of 781 South Stark Highway, Tax Map 411, Lot 150 in a Commercial Zone. Mr. Mulholland rose and approached the Board. The Vice-Chair asked Mr. Mulholland what he planned on doing. The applicant responded that it would be metal restoration with a blasting booth and a designated, curtained-off painting area. Mr. Fillmore asked what Mr. Mulholland was restoring. Mr. Mulholland replied cars and trailers. Mr. Fillmore then affirmed that everything done for this type of business must be contained to inside the building only, because the wetland area is so close. Mr. Francisco suggested that Mr. Mulholland keep in mind before purchasing the property he would need a Variance for the 50' set back to the building and the 25' buffer to the wetland. Mr. Kurk asked the applicant if the business relied on traffic. He also continued to explain that this lot is more suited for a retail business. There are other locations in Town that have industrial/commercial areas Mr. Francisco reminded everyone this lot will be really hard to build on because of the wetlands. Mr. Meaney wondered about the tractor trailer traffic. Mr. Mulholland said this would be no issue. Mr. Bolton wanted to know about the exhaust fans. The neighbors would be affected by the noise and dust could be an issue. Mr. Fillmore told the applicant there will need to be a Variance needed and you will have to go before the Zoning Board of Adjustment.

**II. CONCEPTUAL REVIEW:** Howard & Martha Kaloogian of 217 Colby Road, Tax Map 412, Lot 12. Mr. Kaloogian approached and divulged the reason for his proposed application. His barn has been significantly sought after from friends and acquaintances as an Event Planning Venue. Mr. Kurk explained there are two options: either obtain a variance or re-zone the area. You need to consider the intensity of the use, and approach the Zoning Board of Adjustment.

**III. CASE #0518 Tax Map** Chris & Robin Renaud of Sawyer Road for a Variance to Article 17-1.1. Mr. Meany explained to the group that only the Board of Selectman can allow this on a Class 6 road. Standards for road recommendation are needed from the Planning Board so the Board of Selectman can make a decision. Mr. Francisco stated that this road is for access to the house. Mr. Meaney prompted that as a Class 6 road, the owner is responsible for maintenance. The Vice-Chair stated that a maintenance agreement cannot be required, but in the future it can, as a permit can be tied to the agreement. Mr. Kurk said a culvert must be put in, and a sub-contracted engineer must be consulted to redesign a new culvert with a 25' travel way and obtain a non-specific DES wetland and non-specific site plan for construction. Mr. Francisco asked how big of travel way is needed, possibly 20' was mentioned.

Mr. Fillmore moved, Mr. Meaney seconded and all approved. Motioned carried, 5-0.

**IV. FOX APPLICATION**

Mr. Meany, Land Use Coordinator reminded all in the group that the Fox residence voluntarily granted permission to the Town for Fire/Emergency turn around. He also stated a site-walk needs to be done. A site-walk was then scheduled for Sunday, January 20th at 10:00 AM. Copies of the site plan will be needed and will be left in the Land Use Town Mailbox in the Copy Room.

## **ADJOURNMENT**

Mr. Kurk stated the meeting has officially ended, noting the time as 8:30 PM.

*Respectfully submitted,*

*C. Provencher*

*Transcribed from notes*