

DRAFT

WEARE PLANNING BOARD MARCH 14, 2019 MEETING MINUTES

Present: Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), Jack Meaney and Neal Kurk (secretary). Also present: Chip Meany, Code Enforcement Officer

I. CALL TO ORDER

The chairman called the meeting to order at 7:00 p.m.

II. CONCEPTUAL REVIEW

Tax map 201-112 in the residential zone

Eldon Townes proposed to rent part of his grandfathered gravel pit in the residential zone to a landscaping business for stockpiling and processing landscaping materials, such as loam, stone, gravel, sand/salt, cordwood, patio blocks and equipment. He was advised that the proposed use was a new one not grandfathered and that a variance would be required for it to go forward. Concern was expressed about the stockpiling of sand containing salt and its possible impact on the nearby river. Should a variance be granted, Mr. Townes would need to propose a site plan for the Planning Board's approval.

III. CONCEPTUAL REVIEW

Tax map 411-358 in the rural/agricultural zone

Jacques Belanger on behalf of Lull Road Investments LLC proposed a four-lot subdivision on Lull Road. Members noted that the fourth lot would trigger the requirement for a cistern. They also noted that a shared driveway for lots 1 and 2 might obviate the need for a wetlands crossing in a rather steep area of lot 1. It was pointed out that a variance to place any driveway within the wetlands buffer would be required. Members indicated that the applicant should submit driveway profiles. The proposed subdivision plat showed boundaries along Lull Road that did not follow the stone walls. It was suggested that a quitclaim deed to the town to encompass the area between the centerline of the road and a distance 25 feet from the centerline would resolve the issue.

IV. VOLUNTARY MERGER

Tax map 108-55 and 108-52 on Pond View Road

Mr. Fillmore moved, seconded by Mr. Meaney, that the application be approved. The motion passed, 4 . 0.

V. ADJOURNMENT

Mr. Kurk moved, seconded by Mr. Meaney, that the meeting adjourn. The motion passed unanimously, and the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Neal M. Kurk, Secretary