

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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July 26, 2012 - Meeting Minutes

****DRAFT COPY****

PRESENT: Craig Francisco, Chairman; George Malette, Frank Bolton, Neal Kurk, Keith Lacasse, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Jennifer & Stephen Wallace, John & Robert Hatfield, Art Siciliano, Morgan & Louie Trahan, Jack Munn, Dick Ludders

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:05 pm at the Weare Town Office Building.

II: PUBLIC HEARINGS:

Lot Line Adjustment John & Robert Hatfield
204 & 224 Walker Hill Road
Tax Lots 402-100 & 402-99
Residential Zone

Art Siciliano presented the request for a lot line adjustment. John Hatfield (lot 402-100) owns 9.53 acres, and Robert Hatfield (lot 402-99) owns 6.67 acres. They would like to have their lot line adjusted so lot 402-100 will have 2.74 acres and lot 402-99 will have 13.46 acres.

George Malette moved to approve waivers for #13 (topography), #14 (wetlands), and #15 (soil type); Keith Lacasse seconded, all voted in favor.

George Malette moved to accept the application as complete; Keith Lacasse seconded, all voted in favor.

Chairman Francisco closed the public hearing at 7:20 pm.

George Malette moved to approve the lot line adjustment for tax map 402-99 & 100, with the following conditions: 1. a wetland buffer note be added 2. 50' setback to the wetland 3. monuments be set 4. a note be added regarding the lot line being eliminated. Keith Lacasse seconded, all voted in favor.

III: OTHER BUSINESS:

Piscataquog Watershed Land Conservation Plan Discussion: Chairman Francisco would like to make the plan part of the town's master plan. Keith Lacasse does not want to include it in the master plan because he feels a formal adoption may make future boards think it is the 'law of the land', and he wants to make it clear that it should not be viewed that way. Mr. Lacasse feels that by accepting it, it can still be used as a reference. Chairman Francisco said the master plan is not the law of the land, it is a document the board has adopted and use as a reference or guideline. Chairman Francisco said he felt it is important to consider what the town wanted.

George Malette moved to adopt the Piscataquog Watershed Land Conservation Plan by reference as part of the Weare Master plan; Frank Bolton seconded. George Malette, Frank Bolton, and Craig Francisco voted in favor, Keith Lacasse was opposed. The motion passed.

The members of the Planning Board present signed the Certificate of Adoption at the request of Jack Munn to be sent back to NHDES and the NH Charitable Foundation so they know it has been adopted.

Neal Kurk asked what the purpose of a hazardous mitigation plan was and if it was legal or binding. Chip Meany explained that it provides the town with methods for dealing with natural disasters and triggers the mobilization of resources. Jack Munn said it is a requirement of homeland security and FEMA that the town adopt a mitigation plan in order for them to get funding. The federal government has identified the Planning Board as being the board to review and recommend this plan. Neal Kurk requested a letter from Jack Munn and the Southern New Hampshire Planning Commission saying the Planning Board needs to get involved in this process. Jack Munn agreed to bring a letter with him for his presentation in August.

Jennifer & Stephen Wallace: Chip Meany told the Board the Wallace's, who live on Mt. Dearborn Road, want to take the shed off the back of the house and reroof the original house. They are in the historic district and are required to use materials that are in standard with the time period. The house is not 75 years old. The board does not have any issue with this request.

Cathy Bellerose: Chip Meany told the board that Cathy Bellerose wanted to build a 3-dog shelter at her dwelling in town for her rescue dogs. The property is in the residential zone, and there is nothing in the zoning that says she can't build the shelter. The Board has no problem with it.

Minutes: Keith Lacasse moved to accept the July 12, 2012 minutes as written; George Malette seconded, all voted in favor. Frank Bolton abstained.

IV: ADJOURNMENT:

As there was no further business to come before the Board, George Malette moved to adjourn at 8:10 pm; Keith Lacasse seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary