

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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July 14, 2011 - Meeting Minutes

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

**PRESENT:** Craig Francisco, Chairman; Frank Bolton, Vice Chair; Neal Kurk, Thomas Clow, George Malette, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

**GUESTS:** Tim Redmond, DPW Director; David F. Cass

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

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building

### **II: ADMINISTRATIVE ITEMS:**

#### Town of Weare Road Agent, Discussion of Subdivision/Driveway Regulations:

Tim Redmond is the new Weare Public Works Director and a member of the Goffstown Planning Board. Mr. Redmond came to the Weare Planning Board to discuss driveway regulations and issues that need to be addressed. Currently, a person who owns a lot and a person who wants to subdivide and add a driveway are held to the same standards to get issued a driveway permit. Mr. Redmond feels there is some disconnect between what is on the driveway permit and what is in the subdivision regulations, specifically in section 8.7. Some of the disconnect he discussed was that there was no mention of stone walls in the subdivision regulations and no mention of having to meet with the Board of Fire Wards. Also, there is no mention of maximum slope or grade in the driveway regulations. The culvert pipe requirements and swale size are not always appropriate. Mr. Redmond suggested that when a developer makes plans, the Planning Board requires them to include a drainage study including the size of the culvert pipes. Frank Bolton wants the Board to consider having the developer convey on the plans where the driveway will be.

Mr. Redmond feels some of the regulations are too restrictive. Chip Meany said that when people are approved at the Planning Board level for a subdivision, they think they are approved for everything, including driveways, building permits, etc., and feels it needs to be made clear on the application that they still need to get these permits. Mr. Meany feels driveways are difficult because if they are approved by the Planning Board, it is still up to himself, the BOFW, and the Road Agent to make them work. Mr. Redmond mentioned the TRC review they have on the Goffstown Planning Board before the plan is even presented to the Planning Board.

The Board agreed that Chip Meany, Fire Chief Bob Vezina, and Road Agent Tim Redmond should get together and draft regulations that are as minimally restrictive as possible, that way there will be a single point of reference in regards to driveways. Mr. Meany agrees this should be done, but stresses that the Planning Board needs to pay attention to it, which will make it easier to enforce.

George Malette moved that Chip Meany, Bob Vezina, and Tim Redmond meet to review and coordinate the subdivision regulations and driveway specifications; Tom Clow seconded, all voted in favor. After they meet, they will make a rough draft and send out copies to the Board to be reviewed.

#### Conceptual Review/Change of Use "The Dirty Outdoors" Store, 613 South Stark Hwy, Tax Map 411-109:

David Cass, the owner of The Dirty Outdoors, completed a conceptual plan to go before the Board because he wants to sell guns in his shop, and won't be able to until the shop complies with all Town regulations. Mr. Meany asked the Board if they felt a full site plan is required, or if a conceptual plan would be sufficient. Mr. Cass explained that the lighting would not change, the sign is already up where

the old one was from the previous occupants and the Gun Shop would be painted underneath on the same sign. There will be a security gate installed indoors between the 2 shops for safety. There will be no firing range on site. The hours were revised to be 6am – 6pm, 7 days a week, leaving Mr. Cass to open when he sees fit within those hours.

Chairman Francisco said that because this is not a change of use, there is no site plan required and Mr. Cass has the Planning Boards approval to sell guns in his store. If there are any changes being made, however, he needs to come back to the Planning Board for approval.

Tom Clow moved to approve the site plan of David Cass, 613 South Stark Highway; Neal Kurk seconded, all voted in favor.

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

Chip Meany showed the Board the invitation for a retirement party for Evelyn Connor on June 30. Mr. Meany also showed the Board a letter submitted by Wendy Stevens advising them of a septic system in failure at her neighbors house.

Minutes: George Malette moved to accept the June 23, 2011 minutes as written; Tom Clow seconded. Four members 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 9:00 pm; Tom Clow seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria  
Recording Secretary