

# **TOWN OF WEARE**

## **PLANNING BOARD**

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

Phone: 603-529-2250 - Fax: 603-529-7527

May 12, 2011 - Meeting Minutes

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

**PRESENT:** Frank Bolton, Vice Chairman; Thomas Clow, Neal Kurk, George Malette, Dani-Jean Stuart, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

**GUESTS:** Kevin Coruth, Mohammad Mobeen, Lee Marcroft, Mohammad Nawaz, Maryam Nawaz, Matthew Korkin, Jennifer Korkin, Deborah Brown

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

In the absence of Chairman Craig Francisco, Vice Chairman Frank Bolton called the meeting to order at 7:00 pm at the Weare Town Office Building.

### **II: PUBLIC HEARINGS:**

Conceptual review of the proposed use of the Weare Center Store,  
1437 South Stark Highway, Tax Map 203-07

Mohammad Mobeen spoke on behalf of Mohammad Nawaz, the new owner of the store. Mr. Mobeen explained to the Board that the main function of the store when it reopens will be a grocery store and they will only be selling prepackaged food. They do not intend to rent out the apartment above the store; instead, they will make it an owner-occupied building. Neal Kurk asked about the prior owners having problems with the state with parking and the distance it is to the road. Mr. Mobeen said they have hired an engineer to get his recommendations on this issue, and added that their first priority is to maintain the safety of their customers and pedestrians. They are also getting the engineers recommendations on a paved driveway, handicap parking, and whether there are old gas tanks in the ground. The three items Mr. Meany would require of them is a driveway permit from the state, bringing the building up to current electrical codes, and life safety, which would require inspections by the Fire Department.

Hours of Operation were discussed, and Mr. Mobeen hopes the Board will allow them to set their own hours at first, and then adjust them to the customers needs. Members of the Board feel allowing them to set their own hours may not meet the Town's requirements. Mr. Meany agreed to find out what hours were authorized to the Car Wash, and the Tom Clow suggests keeping coordinating with them. George Malette points out that since this is a conceptual hearing, the Board is only making them aware that the town has set hours, and that their hours will be the same.

Conceptual review of proposed vehicle repair shop and sales  
700 Concord Stage Road, Tax Map 403-231

Kevin Coruth from KDC Restorations would like to split his current business into 2 separate businesses and rent the car sales area. Mr. Coruth has owned this mixed-use property for approximately 7 years, and has continuously been making improvements to it. Mr. Coruth would like the Board's input before proceeding. Mr. Meany added that Mr. Coruth does not have a state license to sell cars, but the person he would rent the sales area to will have a license. The sales office would be in the upper level of the property, and his repair business would be in the lower level. Mr. Meany feels he may need a variance for this project because only one business is allowed per site. The Board recommends Mr. Coruth come back to the Board for a formal site plan review, and they can decide then if he needs a variance from the

## Zoning Board.

### Request for partial removal of stone wall for driveway access 477 Barnard Hill Road, Tax Map 409-49

Chip Meany explained that Matt and Jennifer Corkin wish to create a safer driveway then they currently have by removing 12 feet of their existing stone wall. Per the Fire Department, the driveway needs a 30 ft. apron off the road, and then tapered down to a minimum of 18 ft. for the driveway. Mr. Corkin told the Board they requested a 12 ft. removal because they don't want to impact the wall any more than needed, but will make the driveway as wide as required to be meet Town standards. The stones removed will be used to frame the new driveway. Mr. Meany explained that the Planning Board will make their decision, then it will go to the Selectmen, then to the DPW who will review the driveway for site clearance.

Tom Clow moved to approve the removal of up to 15 ft. of the stone wall to provide a new driveway at 477 Barnard Hill Road on the location indicated on the application for a driveway permit; George Malette seconded. Vice Chairman Frank Bolton appointed Dani-Jean Stuart as a voting member. Discussion: Neal Kurk said he likes the Corkin's proposal, but feels it is up to them how much should be removed and things other than safety should be considered (in reference to the driveway width requirements for fire trucks). Ms. Stuart replied that she personally feels safety should be considered very heavily. George Malette, Neal Kurk, Tom Clow, and Dani-Jean Stuart voted in favor; Frank Bolton had stepped out of the room prior to the vote.

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

Chip Meany told the Board he received an application from the Laura vs. USA case requesting and extension on the original appeal so they could appear before the ZBA.

Tom Clow moved to extend the Laura vs. USA proceeding till the July Planning Board meeting; Neal Kurk seconded the motion, all voted in favor.

Chip Meany passed out information from the Town Attorney, and said if the Board would like Mr. Drescher to come to an upcoming meeting to explain it, he will. Mr. Meany asked the Board to respond to him within the next 2 weeks.

#### Minutes:

Tom Clow moved to approve the April 28, 2011 minutes as amended; Neal Kurk seconded, three members voted in favor, George Malette and Frank Bolton abstained.

Tom Clow moved to approve the April 14, 2011 minutes as amended; Dani Jean seconded, four members voted in favor, George Malette abstained.

### **IV: ADJOURNMENT:**

As there was no further business to come before the board, Vice Chairman Frank Bolton declared the meeting adjourned at 8:15pm.

Respectfully submitted,

Sheila Savaria  
Recording Secretary