

# TOWN OF WEARE

## PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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April 26, 2012 - Meeting Minutes

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

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

**GUESTS:** Tracey Laura, James F. Laura, David Welch

**I: CALL TO ORDER:**

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

**II: PUBLIC HEARINGS:**

Continuation Laura/USA      Subdivision/Lot Line Adjustment  
506/508 Mt. Dearborn Road  
Tax map 407-91/92

Craig Francisco of Bedford Design Consultants, recused himself because he is the Land Surveyor presenting this case. Frank Bolton was acting Chairman for this case. Part of Mr. Laura's lot 91 is encroaching on Lot 92, owned by the USA. The Planning Board said the USA needed to get variances from the ZBA because they were making the lot size more non-conforming. They also got a variance from the ZBA for proximity to the wetlands. Mr. Francisco explained that he had previously received waivers for wetland and topography and the application was accepted as complete. The monuments have been set, however, the plan the Board has did not show the driveway, but that will be added to the plan. In the end, there will be one driveway for each home. Mr. Francisco said 1.86 acres will be deeded to the Laura's to get rid of the encroachments by the USA.

George Malette moved to approve the lot line adjustment, as presented, with a note added that the driveway will comply with NFA regulations; Keith Lacasse seconded, all voted in favor.

Craig Francisco stepped back in as Chairman.

Sign Application, David Welch: Chip Meany has already approved this sign, but wanted to make sure there would be no problem with the Planning Board that he didn't see that would cause Mr. Welch to have to spend more money on the sign. Mr. Welch is asking to put up a sign that is 32 square feet and complies with article 34.10.3.2. The sign will be at least 8 feet from the center of the road.

Neal Kurk moved to approve the sign that meets the current ordinance; George Malette seconded, all voted in favor.

**III: OTHER BUSINESS:**

Chairman Francisco told the Board that he spoke with a land use attorney who said the River Management Plan is a reference only. George Malette disagrees and says if a zoning article is created, it has to have a connection to the master plan. The Board will discuss this further at the May 10 meeting.

Frank Bolton discussed an email that was sent recently regarding impact fees, and says it may be something worth pursuing. The Board also discussed grants and the possibility that they could fund the services needed for the changing of zoning districts in town. Mr. Bolton said if the Board is interested in getting additional information on these grants, he would volunteer to go to the meeting on behalf of the Board.

**IV: ADJOURNMENT:**

As there was no further business to come before the Board, Keith Lacasse moved to adjourn at 7:45 pm;  
Neal Kurk seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria, Recording Secretary