

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

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March 28, 2013 - Meeting Minutes

****FINAL COPY****

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

I: CALL TO ORDER:

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

II: WORK SESSION:

Tree Removal Brian Salas, PSNH

Mr. Salas is requesting permission from the Board for trimming, brush and tree removal on 150 miles in town, including scenic roads such as Mt. Dearborn Rd., Duck Pond Rd., Nichols Rd., Tiffany Hill Rd., and West Quaker Street. All customers on the proposed affected roads have been notified by PSNH and there has been no negative feedback. Salas told the Board, they will only cut what the land owner authorizes, and they need the permission from both the Planning Board and the homeowner. If a homeowner does not respond to the notification, they will trim and cut brush, but won't remove trees without trying to contact them again. Chairman Francisco closed the public hearing at 7:15pm.

Neal Kurk moved that PSNH be authorized to remove trees on the list provided, dated 2013, on scenic roads of historic overlay in Weare, and the Maple tree in the vicinity of 98 Mt. Dearborn Road, and such other trees at the homeowners request; Frank Bolton seconded, all voted in favor.

Lot Line Adjustment Kim Hardy, 395 River Road, Map 412-37
 Raymond Burstein, 401 River Road, Map 412-37.1
 Residential Zone

Land Surveyor Art Siciliano represented the applicants in this case. There are houses on both lots, and this is a minor lot line adjustment on the backyard of the house on lot 412-37.1.

George Malette moved to accept the waivers for topography, soil, and comments from the Piscataquog River Land Conservancy; Neal Kurk seconded, all voted in favor.

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

George Malette moved to approve the lot line adjustment as in his drawing and on his notes with the condition that 2 monuments be set; Neal Kurk seconded, all voted in favor.

Lot Line Adjustment Charles Houghton, 56 Sough Stark Hwy, Map 412-198 & 198-1
 Properties are in a R/A Zone, Wetland Zone, Rural Conservation
 Overlay and Aquifer Protection Overlay

Land Surveyor Robert Todd represented the applicant for this case. This property consists of 2 lots resulting from a subdivision from the early 1990's. One lot is 10 acres and one is 6 acres. It is in the RA Zone, wetlands overlay, Aquifer protection overlay zone, flood zone overlay. The wetland has been delineated. They received a letter from NHDOT saying it was okay to build a driveway using a permit issued but never used in 1993. The objective is to split the 10 acres and make the remaining 4.9 acres part of the 6.6 acres that already exists, allowing the client to sell the lot and put his lot into current use status.

George Malette moved to approve the waiver for topography; Neal Kurk seconded, all voted in favor.

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

George Malette moved to approve the lot line adjustment with the following conditions: A 25' wetland buffer is added, and note #13 be revised to reflect the wetland buffer. Neal Kurk seconded the motion, all voted in favor.

Site Plan Review JMC Company LLC, 61 B&B Lane, Map 411-198
Industrial/RA Zone

Land Surveyor Mike Dahlberg represented the applicants for this case. Frank Bolton recused himself for this case. JMC Company recently purchased 200 acres to the east of their parcel, resulting in a total of 201 1/2 acres. . The parcel is in an aquifer zone. The septic system design was approved in February. Water runoff is going towards the wetlands in the south. They are proposing a 50' x 30' building addition for storage, and 15,920' of additional paving. There is 10% of paving allowed in this zone, this will only be .0077% coverage for that lot The business owner said if they ever sold off a part of his land, he'd make sure he was still within the 10% allowed for coverage on the remaining land. The business was approved in 2002 with hours of operation to be 24/7 without any restrictions because they do storm cleanup. They are before the board because they don't meet the threshold for building and pavement.

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

Approving Abutters: Bruce Fillmore has been an abutter since 2001. Fillmore says the business is a good operation, good for the town and neighborhood, and he doesn't have a problem with anything they are doing.

Chairman Francisco had concerns about the wetlands. Mr. Malette wants the 25; wetland buffer zone maintained, and that's already on the plan. Dahlberg explained that they should be grandfathered from the buffer zone because it is already non-conforming and they aren't disturbing it any more to make it more non-conforming. Chairman Francisco asked that they map out the disturbed area.

Chairman Francisco moved to approve the site plan with the condition that a note be added that prior to a CO being issued for the addition, a 25' wetland buffer will be re-vegetated and undisturbed; George Malette seconded, all voted in favor.

III: OTHER BUSINESS:

Election of Officers: George Malette moved to approve the current slate of officers on the Planning Board as it is now, Neal Kurk seconded, all voted in favor.

Chip Meany told the Board about a Drinking Water Protection seminar. The cost for the seminar is \$40 per person, and Meany said he had money in his budget to send whoever wants to attend from the Board.

At the next work session, SNHP will be giving a presentation.

The board briefly discussed the issue of telephone poles being in the ditch lines. In order for the Board to grant a waiver, they would have to notify all abutters to the subdivision, the homeowners to the subdivision, the PE and Surveyor who stamped the plan.

Minutes: Neal Kurk moved to accept the minutes from the March 13, 2013 meeting as written; George Malette seconded, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Neal Kurk moved to adjourn at 8:30 pm; Craig Francisco seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary