



Town of Weare Planning Board

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Planning Board

Craig Francisco, Chairman
Frank Bolton, Vice Chair
Neal Kurk, Secretary
George Malette, Member
Keith Lacasse, Ex-Officio
Bruce Fillmore, Jr., Alternate
John VanLoendersloot,
Alternate

PLANNING BOARD – JULY 10, 2014 FINAL MEETING MINUTES

Present: Craig Francisco, Keith Lacasse, Neal Kurk, Bruce Fillmore Jr., John VanLoendersloot, Code Enforcement Officer Chip Meany and Recording Secretary Wendy Stevens.

Guests: JoAnn Kasper, Christine Ivinjack, Joe Kasper, Jamie Wood, Danielle Younie, Diane Anderson and Eric Anderson.

I. CALL TO ORDER

The meeting was called to order at 7:02 pm by Chairman Craig Francisco. Chairman Francisco appointed Mr. Fillmore as a voting member.

II. PUBLIC HEARING EXPEDITED SITE PLAN REVIEW, CHANGE OF USE FROM RETAIL TO CHILD CARE.

OWNER: BRIAN & CHRISTINE IVINJACK
ADDRESS: 33 N. STARK HWY
APPLICANTS: JOANN & JOE KASPER

Ms. Kasper stated she would like to open Little Buttercups in the Ivinjack's building, and that this new application is for a different unit than her previous application. Mr. VanLoendersloot asked if the hours of operation of 6am – 6pm included weekends?. Ms. Kasper replied that she does not work weekends. Chairman Francisco asked if this application was for the existing building with no additions? Mr. Kasper replied yes. Mr. Kurk asked about several waivers that have been requested on page 29 items 10, 11, 16 and 20 have the W column checked. Mr. Meany stated it is inaccurate and those checkmarks should be disregarded.

Mr. Kurk moved that we accept the application as complete. Mr. Lacasse seconded. All were in favor.

Mr. Fillmore stated they have been before the Planning Board before, but now they have changed the unit they will be renting, but will the playground area remain the same? Ms. Kasper stated the playground was going to be in the field behind the white house. Ms. Ivinjack stated before in the other unit, the kids would be coming out the side door, but now they are going out the back. They are putting a door in the back so there is no blind spot. Mr. Fillmore stated that seemed safer. Chairman Francisco asked how big is the playground? She replied whatever the state requires. Mr. Kurk asked if the bathrooms meet state requirements or are they required to add facilities? Ms. Kasper stated she does have to put in a second toilet and sink. Mr. Kurk asked what about kitchen facilities? Ms. Ivinjack stated yes, a very small minor kitchen addition will be made that involves changing a muck sink into a regular sink. Ms Ivinjack stated there is an archway with a temporary wall they are removing to open the area. Mr. Kurk asked if she was putting in more entrances and exits? Ms. Ivinjack stated just one new exit door at the rear and that she has two front doors already.

Mr. Kurk asked about signs. He stated the banner sign is illegal. Ms. Ivinjack stated the banner has been removed. Mr. Kurk asked if she was going to use the Hollyhock sign and Ms. Ivinjack stated yes,

they plan to replace the existing Hollyhock sign with a Little Buttercups sign.

Chairman Francisco asked if the septic system will be able to handle the day care? Ms. Ivinjack stated right now it is a working system, and she had St. Onge assess the system and they can put any size system in there, as she owns the Cape next door, and a system can hold both, so what they are doing, although she does not have the letter from them, they have already designed something that will hold that and more. She plans to design the largest system that they can do so that she is prepared for any future tenants. She stated Art Siciliano had done a design previous, but he did not reply to her as far as what that system could handle. Mr. Meany asked if the system was new? Ms. Ivinjack stated it is a few years old now, and she does have it serviced every year. She summarized that St. Onge is going to do a new septic and the septic they have now has no problems. Chairman Francisco asked if the leechfield design has a gallon per day flow? Ms. Ivinjack stated she does not have the answer to that, all she knows is they have checked out the system and it is in great shape. Mr. Kurk asked the Chair if the septic standards are set by the state, is this board's activity based on whether the state gives septic approval, in other words, does she have to demonstrate a system that meets the needs for the proposed use before they can approve the application? Mr. Meany stated what they need is a system that meets the needs and what she needs to do is have a system designed for the doomsday scenario and place it on file. Ms. Ivinjack stated that property is maintained by the state because it was previously a gas station, and they have to come in and regulate the system, testing the water, etc.

Mr. Fillmore asked how many kids will she have? Ms. Kasper replied 25 children and 5 staff, and that is regulated by the state and is dependent upon square footage. Chairman Francisco asked Mr. Fillmore if he knew what the system requirements were for gallons per day? Mr. Fillmore replied 10 gallons per child and 35 gallons per adult per day as stated in the DES manual. Chairman Francisco stated the other question was how much usage do the other tenants require. Ms. Ivinjack stated the cape has a separate septic.

Mr. Kurk read Section I, page 18 from the Site Plan Regulations, "Water Supply and Sewage Disposal Systems must be sized to adequately meet the needs of the proposed use under the regulations of the New Hampshire Department of Environmental Services, Water Supply and Pollution Control Division and/or Town Zoning Ordinance In areas not currently served by the public sewers, it shall be the responsibility of the applicant to provide adequate information to prove that the area of the lot is adequate to permit installation and operation of an individual sewage disposal system. The applicant shall be required to provide the necessary percolation tests and submit such tests together with the proposed plan to DES for its consideration and approval. Such approval must be obtained before site plan approval can be finalized."

Mr. Fillmore stated it could be approved conditionally, until they have a plan on file with the state that meets the requirements of the entire building. Mr. Kurk stated he assumes she wanted to open for the school season. Ms. Kasper stated August 1st or as soon as she can get the permits. Mr. Kurk replied that she has to get permits, approval from the state, and the septic design on file with the town. Chairman Francisco stated a state approval only takes about a week. Mr. Meany stated St. Onge would present the plan, the plan is then reviewed by DES, and once they approve it, they place the plan on file with the town. If the septic system fails, the plan is on file. Mr. Meany clarified that she only needs the approved plan on file with the town. She does not have to install the new septic system until the old one fails. Mr. Kurk asked if the child care licensing people will be concerned about the septic? Ms. Kasper said they are concerned about the water, which will be tested, and the toilets. Ms. Kasper stated that if any of the systems were to fail, the state would shut them down.

Mr. Kurk asked about parking. He stated there is 1 space for each 10 children and 1 space for each employee which totals 7 to 8 spaces. Ms. Kasper stated the employees will park out back. Mr. Kurk asked so you have at least two spaces out front? She stated yes. Mr. Kurk stated thank you. Mr. Fillmore asked if the two fifty foot entrances created a one way type drop off scenario and Ms. Ivinjack replied yes, that is what they put in the drawing.

Chairman Francisco invited the public to speak.

Ms. Anderson stated she has been with Ms. Kasper for the past four years, and she has been a blessing and they are ecstatic and excited for them to open the school. She stated her child excels in every way and the school will benefit the town.

Ms. Younie stated Ms. Kasper loves her children like they are her own children and she welcomes all of them. She stated if Ms. Kasper does not expand, they will have to take their child to Concord for daycare and her child will miss out on Weare kindergarten. She stated the town will lose out on options, they enjoy living out here, and she has looked at a lot of day cares, and she is very thorough and Ms. Kasper does a very good job.

Chairman Francisco asked if any others would like to speak and then closed the public hearing.

Mr. Kurk asked what was the total number of kids she would have if the state gave her approval? Ms. Kasper stated 30. Chairman Francisco stated to change number of kids to 30 on the application. Mr. Kurk moved to approve the application subject to the hours of operation being from 6am to 6pm Monday to Friday, that the maximum number of children be 30, and that the septic approval from the state be received by the Code Enforcement Officer. Mr. Lacasse seconded. All were in favor.

III. **OTHER BUSINESS**

Chairman Francisco asked to review the June 26th, 2014 minutes. Mr. Kurk stated page 3, last paragraph fifth line down, third word "than" should be "then". Mr. Kurk made a motion to approve the minutes of June 26th as corrected. Chairman Francisco seconded the motion. The vote was unanimous.

IV. **ADJOURNMENT**

Mr. Kurk made a motion to adjourn at 7:35 pm. Mr. Lacasse seconded. The meeting was adjourned.

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A true record,

Wendy J. Stevens