



Town of Weare Planning Board

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Planning Board

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

PLANNING BOARD – JANUARY 22, 2015 DRAFT MEETING MINUTES

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

Guests: Terry Knowles, Michael Ploof, Arthur Siciliano, Chris Francher and Jonathan Hamilton.

I. CALL TO ORDER

The meeting was called to order at 7:00 pm. Chairman Francisco acknowledged Mr. VanLoendersloot as a voting member. Mr. Kurk entered the meeting at 7:02pm

II. PUBLIC HEARINGS

Amended Subdivision Plan, Lot 408-44 & 408-44.1 for subdivision of the Verna G Martin Family Revocable Trust, North side of Mount Dearborn Road. R/A Zone

Mr. Siciliano stated he was representing the plan and Ms. Knowles was here to represent the Trust. He stated this is a 51.74 acre lot, and the Planning Board had asked to notate that it is a non-buildable lot. This amended subdivision plan dated December 2014 now shows a conservation easement. He stated that the only difference on this plan is the purpose of the plan and the note showing the proposed conservation easement.

Ms. Knowles stated there is no question that the conservation easement is going forward and there are two abutting easements. They are under agreement to implement the easement with the Piscataquog Land Conservancy, and have been for three years, and the details are finalized.

Mr. Fillmore asked about the second item, the abutters list not being checked. Mr. Meany confirmed they have the abutters list, and it has been paid for and abutter notifications have been sent. Mr. Fillmore noted waivers #13, 14 and 15 pertaining to Lot 44-1. Mr. Fillmore made a motion to grant the waivers as requested. Vice Chair Bolton seconded. The motion passed unanimously.

Vice Chair Bolton moved to accept the application as complete. Mr. Van Loendersloot seconded. The motion passed unanimously.

Mr. Fillmore asked if the easement is going to allow one building lot? Ms. Knowles stated there are no reserved rights other than for agricultural use. There will be no buildings other than perhaps a shelter for animals.

Chairman Francisco asked the public if there were any questions or comments. There being none, he closed the public hearing.

Mr. Fillmore made a motion to approve the application. Vice Chair Bolton seconded. The motion passed unanimously.

Chairman Francisco acknowledged Mr. Kurk as a voting member and acknowledged Mr. VanLoendersloot as an alternate.

2-LLA Jonathan M & Sheila Hamilton @ 29 Getting's Road Map 410-182 & 195 in a "R" zone

Michael Ploof from Fieldstone Land Consultations stated he was here tonight to represent John and Sheila Hamilton, owners of Lot #410-195 at 29 Gettings Rd. He is also here to represent Michael Hamilton of Lot #410-92 off of Cram Rd. The purpose is to adjust the line between Parcel #410-195 and #410-192 by adding Parcel A shown on the map. Zoning for the entire site is residential, and building setbacks are 25 ft. side and rear. Presently the existing area of Lot #410-95 is 2.08 acres and adding parcel A is .3 acres. After adding Parcel A, it will bring it to 3.1 acres. The existing Lot #410-192 is 44.78 acres and after subtracting Parcel A, brings it to 44.48 acres. There is no development proposed with this application, they are requesting waivers #13, #14 and #15 (topography, wetlands and soils).

Vice Chair Bolton moved that the waivers be granted as requested. Mr. Kurk seconded. The motion passed unanimously.

Mr. Kurk moved that we accept the application as complete. Vice Chair Bolton seconded. The motion passed unanimously.

Chairman Francisco stated basically they are proposing to add a 40 foot strip, the only question he has is Lot #182 is in current use and it will have to be taken out of current use, which is more of a comment than a question. It was recognized that this is stated in the Note. Mr. Kurk asked why was this being done? Mr. Ploof stated the yellow line on the map adds a 40 foot section to give some more room to the back line where there is a garage. Mr. Kurk asked if the parcel will therefore become subdividable, or will it create any problems for abutters? Mr. Ploof stated not that he is aware of. Mr. Fillmore asked about placing a Z line across the road. Mr. Ploof stated he put a note, and he depicted it the same way that the reference plan showed it. Chairman Francisco asked if he had any problem placing a sign of inclusion across the road, Mr. Ploof responded no. Mr. Kurk asked how is it possible for these structures to be built when they are too close to the back line? Mr. Ploof stated he believes the house was built in the late 70's, and Mr. Kurk confirmed that was before zoning was in place.

Mr. Kurk moved that we approve the application subject to the setting of three iron pins and amending the plan to show a sign of inclusion across the roadway (Z mark); the connection between the two segments on either side of Gettings Rd. (the segments of Lot #410-195 on the two sides of Gettings Rd.). Vice Chair Bolton seconded the motion. The motion passed unanimously.

3-LLA Christopher & Susan Francher & Robert Trimble of 83 & 89 Bartlett Road, Map 410-33 & 34 in a "R" Zone.

Mr. Francher stated he was back with a revised plan. They are proposing an equal swap between the two and they have attempted to get his well onto his property. They bumped over the front part of the lot to create two equal land areas. Chairman Francisco asked if the purpose of the change was because his well was barely over his lot line? Mr. Francher stated yes.

Mr. Fillmore made a motion to grant the waivers #14, #15 and #16. Mr. Kurk seconded. Chairman Francisco clarified that the waivers are for topography, wetlands and soils, indicating that the waiver numbers had changed since this was an old application. The motion passed unanimously.

Mr. Kurk moved that we accept the application as complete. Mr. Fillmore seconded. The motion passed unanimously.

Chairman Francisco stated there are four monuments to be set. Mr. Francher agreed.

Chairman Francisco requested a current application since the applicant's application was different than what is current. Mr. Meany stated he used his original application and the only difference is the original

application was more non-conforming and now both lots stay the same and are not more non-conforming. Mr. Fillmore made a motion to approve the plan as submitted with the requirement that four pins be set and a new milar be placed on file. , Mr. Kurk seconded. The motion passed unanimously.

III. **OTHER BUSINESS.**

The January 8th minutes were reviewed. Chairman Francisco stated in second paragraph "is unable to at this time". Pg 2 on sign application, partway down, "he is only allowed one sign" (not two signs). Mr. Kurk added the apostrophe of its needs to be removed. Mr. Kurk moved the minutes be approved as amended. Mr. Fillmore seconded. The motion passed unanimously.

Chairman Francisco announced that Ms. Stevens has resigned as Recording Secretary and the board thanked Ms. Stevens for her fine work. Mr. Meany stated they are actively seeking a replacement as soon as possible.

Mr. VanLoendersloot asked about subcommittee statuses. Chairman Francisco stated so far we have Bruce Fillmore, Steve Najjar and Tom Carr for the wetlands subcommittee and he has contacted Mr. Fulton. Chairman Francisco stated three might be a good number of members, and he will begin initiation of that subcommittee. Mr. Kurk stated Chairman Francisco can appoint chairs or he can allow the subcommittee to appoint chairs. Chairman Francisco stated the sign committee so far potentially includes John VanLoendersloot, Brian Ivinjack, Jack Dearborn and perhaps Deb Brown. The Chamber of Commerce was contacted with no response. Mr. Meany stated he will make some contacts.

Vice Chair Bolton brought up the issue of revocation of subdivisions, and from his understanding there will be no more issuing of building permits as they exist today, that they have to come back to the Planning Board to comply. Mr. Meany stated this has gone to legal counsel. He added that a letter was written to the parcel at the end of Colby Rd., and that the area of the logging road needs to be returned to its' original state before the logging permit was issued, and it is not a viable driveway for a building permit.

IV. **ADJOURNMENT**

Mr. Kurk moved to adjourn the meeting at 7:47pm. Mr. Fillmore seconded the motion. The meeting was adjourned.

A true record,

Wendy J. Stevens