

**D R A F T**  
**WEARE PLANNING BOARD**  
Minutes of the Meeting  
of April 23, 2015

**Present:** Craig Francisco (chairman), Chuck Bolton, Bruce Fillmore, Jr., Neal Kurk, John VanLoendersloot (alternate), and Chip Meany, Code Enforcement Officer.

**Attendees:** Tom Carr (SHB), Mike Pelletier, Michelle Boutin, Leo Poisson, S. Gilbert, Mike Dahlberg, Jeff Hudson, L. MacKinley, and Tom Sauser.

**I. Call to order.**

The meeting was called to order at 7:00 p.m. by Chairman Craig Francisco.

**II. Site plan review.** [Wilkinson Properties LLC; Map 401/Lot 4]

Mr. Bolton moved, seconded by Mr. Fillmore, that the Board reject the applicant for lack of correct abutter notification, specifically officers of a condominium association. The motion carried, 4 . 0. It was noted that no new application fee would be required if the application chose to refile, but only the appropriate abutters' notification fees would be required.

**III. Continued conceptual review.** [SHB Properties, LLC subdivision; Map 411, Lot 152]

Tom Carr of Meridian Land Services presented a plat showing design changes required to obtain a new alternation-of-terrain permit. No other changes were made to the previously approved subdivision. The chairman noted that the Board's attorney stated that, absent other changes, the existing approval for the subdivision remains valid. The applicant obtained a variance, renewable annually, from two recent zoning changes (lot size and wetland buffer). Consequently, the vesting issue is moot.

**IV. Site plan review.** [JMC Company LLC; Map 411/lot 198]

Mr. Fillmore recused himself, and the chair appointed Mr. VanLoendersloot to replace him. The applicant was represented by Michael Dahlberg, who presented a plat dated March 26, 2015 which showed the size

and location of a cold storage addition to an existing building in the R/A zone. Mr. Kurk moved, seconded by Mr. Bolton, that the application be accepted as complete. The motion passed, 4 . 0.

The public was invited to speak, and Mr. Fillmore, an abutter, questioned how access to the proposed building was to be gained. He was concerned about the creation of new log piles within the wetlands buffer. Mr. Dahlberg observed that no new travel ways were needed, as the 55 feet between the proposed addition and the wetland buffer is ample room for the forklift which will be used to move lumber into and out of the proposed addition. Mr. Dahlberg suggested putting a silt fence along the buffer.

Mr. Kurk moved, seconded by Mr. VanLoendersloot, that the application be approved, subject to the addition of a silt fence along the wetland buffer adjacent to the proposed addition. The motion passed, 4 . 0.

Mr. VanLoendersloot stepped down and was replaced by Mr. Fillmore.

## **V. Minutes.**

Mr. Bolton moved, seconded by Mr. Francisco, that the minutes of April 9, 2015, be approved. The motion was adopted, 4 . 0.

## **VI. Miscellaneous.**

The chair noted an email had been received from the Conservation Commission express concern about open space deeds. Mr. Meaney stated that he will mention the issue to the five respective property owners when the submit applications for building permits. He also stated he will not issue certificates of occupancy until the deeds have been received.

The chair noted that draft copies of a proposed wetland zone ordinance had been emailed to members and would be discussed at the next work session.

## **VI. Adjournment**

Mr. Kurk moved, seconded by Mr. Bolton, that the meeting adjourn. The vote was 4 . 0, and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Neal M. Kurk  
Secretary