

# **D R A F T**

## **WEARE PLANNING BOARD**

### **Minutes of the Meeting of May 28, 2015**

**Present:** Craig Francisco (chairman), Bruce Fillmore, Jr., Neal Kurk, Ricky Hippler and John VanLoendersloot (alternate).

#### **I. Call to order.**

The meeting was called to order at 7:00 p.m. by Chairman Craig Francisco. John was appointed a voting member.

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

The Board discussed the applicant's modified site plan, raising issues with respect to the adequacy of the twenty-four parking spaces proposed.

Subsequently, the chairman opened a public hearing on the applicant's proposal.

1. Steve Fuller, president of the Collins Landing Homeowners Association board of directors, pointed to language in the Association's agreement with the applicant that limited future development to that already approved by the Board. He stated he did not oppose the site plan but wanted to be certain the new structures would be constructed to current building code standards. He also expressed concern about tight parking spaces, especially for winter plowing, and about the closeness of the buildings to the trees along the lake side.

2. Leo Poisson (Collins Landing unit 51) was concerned about the proposed re-location of the buildings in relation to the ridge line and the tree line. He noted there would be erosion issues, especially if the trees were cut.

3. Ray Bonito (CL unit 65) was concerned about the additional cost of maintaining and widening the existing roadway. He noted the already-

approved CL road had not been to-coated, and the town had already released the relevant bond.

4. Steve Gilbert (109 CL Road) objected to the proposed separate garage buildings, believing they will adversely affect his property's value.

5. Bret Meyers (61 CL) wants the new buildings to be the same design as existing buildings, believing the additional floor space and separate garages will adversely affect his condominium's value.

The chairman closed the public hearing.

The chairman suggested a site walk. Requests were made for the silt fence location to be marked, proposed building locations flagged and the various parking places indicated. The chairman suggested that the applicant contact the Board of Firewards about the width of the existing road and turn off CL road. He noted that the plan needs to show wetlands setback and buffer lines. Emailed comments from the Conservation Commission were received. The site walk was set for Thursday, June 11, 2015 at 5:30 p.m.

Bruce, seconded by John, moved that the site plan review be continued to the June 11, 2015, meeting, and the motion was adopted.

### **III. Lot line adjustment.** [David and Stephen Bouchard; Map/Lot 410-85 and 85.1]

The applicant's request for waivers on topological, wetlands and soils mapping and delineation were approved 5 . 0 on a motion by Bruce, seconded by John. Thereupon, Bruce moved, seconded by John, that the application be accepted as complete. The motion carried, 5 . 0. The chairman opened a public hearing. David Ericson of Old Francestown Road, an abutter, expressed curiosity about the motivation for the request but was told that was beyond the Board's competence and jurisdiction. On a motion by Bruce, seconded by John, the application was approved, 5 . 0.

### **IV. Miscellaneous**

A discussion was had about the encroachment on town property by landowners in the Brookshire development (off Rt. 114 in south Weare) Craig and Bruce will be with Conservation Commission members about different ways to remedy the situation.

A discussion ensued with respect to requiring mailing labels and increasing fees to match increasing costs for subdivision applications.

It was agreed to hold a public hearing on June 25, 2015, to deal with proposed changes to the subdivision regulations, site plan review process and conditional use permits.

## **V. Adjournment**

Craig moved, seconded by John, that the meeting adjourn. The vote was 5 - 0, and the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Neal M. Kurk  
Secretary