

**WEARE, NEW HAMPSHIRE PLANNING BOARD**  
**April 25, 2019 Meeting DRAFT Minutes**

**Present:** Craig Francisco (chairman), Bruce Fillmore, Jr. (vice chairman), and Frank Bolton.  
Also present: Chip Meany, Code Enforcement Officer.

**I. CALL TO ORDER**

The chairman called the meeting to order at 7:04

**II. LOT LINE ADJUSTMENT** (continuation)

Shawn M & Denise C Hawkes of Tax Map 408, Lots 184 & 184.1 at 29 General Knox Road & Evangeline Mary Wilson of 19 General Knox Road, Tax Map 411, Lot 157; Brandon Paul & Melissa Jo Hawkes of 3 General Knox Road, Tax Map 411, Lot 157.1, in a Rural/Conservation and Residential Zones.

All abutters have been notified.

Surveyor Arthur Siciliano represented the plan, the following modifications where made;

Relocated abutters table to page 2.

Lot areas corrected

Added wetland area that is closest to Brown Hill Rd.

He also brought ZBA minutes from 7/6/10 when variance was granted.

After planning board discussion and conversation with Art the following items need to be added to plan;

1. Add Zoning Boundary lines along Brown Hill Road, and Easterly side both "Residential" Districts.
2. Copy setback table to Sheet 2
3. Note on parcel 157.1, says "See Note 5" should be note 4.
4. Slide arrow that points to triangular portion on parcel "E" to front of house to be clearer.
5. Update Key adding a PKNail symbol.

Chairman Francisco asked for abutter input there being none he closed hearing to public comment.

Motion made by Chairman Francisco to approve plan conditioned on the 5 requested items listed above, seconded by Mr. Frank Bolton, vote was unanimous 3-0.  
Hearing closed at 7:28pm.

**III: NON-RESIDENTIAL SITE PLAN**

Hearing opened @ 7:30pm.

Motion made by Chairman Francisco to accept the application as complete, seconded by Mr Fillmore, there being no discussion on the application motion passed 3-0.

Plan was presented by Mr. Mulholland requesting to operate a business sandblasting, painting and undercoating vehicles in a new to be built facility. Mr. Mulholland does not propose doing any mechanical or body work on vehicles at this business.

Surveyor Arthur Siciliano went through the site plan, some things that need revising, Note # 4 states 11 parking spaces should be 12 as plan shows 12. NH-DOT driveway permit has been applied for but not yet received. After reviewing the plan the board requested the following changes;

- Remove bumpers in front of snow storage area, north end of parking lot.
- Note needs to be added about aquifer zone.
- Parking lot to be graded so water drains down through the center of it, and exits out the north end, through snow storage area.
- A depression needs to be created between 50' setback indicator dimension and 25' wetlands buffer to store runoff before leaving the site.

Chairman Francisco opened the meeting up to abutter and public comment, abutter Mike McLellan of 49 Orchard Hill Road spoke. Mr McLellan asked about lighting and hours of operation. He also asked about the status of the Borrow Pit and about any activity that may be taking place to the rear of the lot. The board stated there would be no activity beyond the retaining wall shown on the plan as that was a wetland buffer area that could not be encroached upon.

There being no other abutters or public that wanted to speak, Chairman Francisco closed the public comment period.

The board discussed dumpster location and ways to screen it from abutters, a fence will be added around the dumpster on two sides to screen from abutters view.

Trees and shrubs will be added, 3 spruce trees between septic system and Rte 114, 7 shrubs in island between parking lot and Rte 114 around the sign will also be added.

Lighting needs to be shown on building, and a note added indicating the lighting details.

A note 11 needs to be added to plan describing building siding material and texture.

Hours of operation and description of proposed use needs to be added to plan.

NHDES septic approval needs to be added to plan along with NHDOT approval number.

Chairman Francisco motioned to continue meeting to May 9, 2019, seconded by Mr. Fillmore, there being no discussion vote was 3-0.

Hearing closed at 8:25

#### **IV. ADJOURNMENT**

Chairman Francisco motioned to adjourn the meeting at 8:30 PM, vote was unanimous 3-0

*Respectfully submitted,*

*F. Bruce Fillmore  
Note Taker*