

**TOWN OF WEARE, NEW HAMPSHIRE
PLANNING BOARD
MAY 9, 2019 Meeting DRAFT Minutes**

Present: Craig Francisco (chairman), Neal Kurk (secretary), Frank Bolton, (member). Also present: Michele Morley, J. Peter Morley, Morgan Rice, Peter Rice, Dan Higginson, Keith Mulholland, Michelle Mulholland, Arthur Siciliano and Chip Meany, Code Enforcement Officer.

I. CALL TO ORDER

The chairman called the meeting to order at 7:04.

II. Conceptual Reviews

a. Michele and J. Peter Morley of 152 Mt. Dearborn Road, Tax Map 408, Lot 45, Rural Agricultural (RA) in a Historic District.

The Morley's requested approval for two new uses on the property: (1) a family-run farm store operation (no employees; 9-5/7 days a week) in the basement of barn or in a "wood shed" attached to the house to sell eggs, frozen chickens, goat milk, goat milk soap, etc. No new construction necessary. Details include one 1x3 sign attached to structure, one small two-sided sign, no larger than 24"x36" by edge of road and plenty of parking for customers. Mr. Francisco stated a site plan is needed for change of use to reflect these details. Mr. Kurk stated a separate site plan is needed for the second request made by The Morley's. The new use, located across the street at Tax Map 408, Lot 59 with 25.15 acres, would be for events including tented weddings, reunions or company parties with a maximum of 250 guests between the hours of 9:00 AM and 11:00 PM. Tent size would be approximately 60' x 80' and there would be only 6-10 weddings during the spring, summer and fall seasons. Tenting will be temporary, and the bathrooms are portable. Electric service and a well will be installed to support the operation but also will be used for livestock management. A room will be provided for the wedding party in the main house. Responsibly parked cars will be located across the street, 80-100 cars at the most. The Chair questioned if this was considered a commercial venture and if it is allowed in a RA zone. The chair asked Mr. Meany to contact Town council for advisement. Mr. Meany then requested an email me for exact verbiage the Board would like to pose. No other questions were needed.

b. TMS Diesel of Rockland Road in a Commercial district, Tax Map 202, Lot 94.2

Proposes to construct a 6,000 square foot building for service and repair of light and heavy-duty trucks (no sales). Mr. Higginson is looking for feedback and advice from the Board at this time, specifically regarding driveway location. There is no traffic study yet and parking will be located around the side and front of building. The building has a circular access for the trucks and plantings, buffers, etc. all will be employed, if needed. Mr. Kurk pointed out that this type of business will have a negative impact on traffic, so a study will be required. He added, other items mandatory: an inconspicuous building with no trucks in ill-repair to be seen, storm water/pre-imposed treatment plan, lighting, wetland buffer variance, stone wall regulations, no junk vehicles or outside storage, storage of fluids, spill procedures, sign size & lighting (make sure to check the regulations and use the correct code). The applicant needs to keep abutters in mind during the planning process.

III. Continuation Site plan Review

Keith Mulholland, metal restoration, undercoating, metal coatings and sandblasting; at 781 South Stark Highway, Map 411-150 in a Commercial Zone.

Dialogue involved whether or not the business would be sandblasting only, or would it include primer-coating and undercoating. The applicant confirmed all of these. Other items brought up: if the property abutted a Residential Zone and what the buffer might be, is the tree line shown on the plan, a required note concerning run-off from paints (DES does this) and no outside vehicles or materials allowed are needed on plan. The surveyor stated various site plan items had been fulfilled, as requested by the Board at the last meeting. These include: 6'x12' stockage fence, parking and lighting shown in more detail, sign lights are only allowed to be on during business hours, the drainage is graded now, 3 Spruce trees and 6 Juniper shrubs (2 to left of building; 4 to the right) are shown, landscaping would be bark mulched and everything else gets seeded, loamed and maintained, as well as the spaces in the area between the pavement and the property line. There was no public comment. The hearing was closed to the public at 8:06 PM. Discussion began with Mr. Kurk asking if there would be an exhaust fan. The response was the fan will be inside, not outside and they are not very loud. The Chair signaled the motion. Mr. Kurk moved, Mr. Bolton seconded, and all were in favor; 3-0 to accept the application subject to the following conditions:

1. Indicate 'no outdoor storage of materials or equipment will occur'.
2. The existing vegetation boundary shall not be removed.
3. Venting shall be shown on the 14' side of proposed building or the roof.
4. Curb detail must be added.
5. A correct note describing painting, coating and undercoating as activities that will be conducted in the business.
6. DES septic approve and DOT driveway numbers.
7. Lights that the business use need to be on during business hours only.

IV. DRIVEWAY PERMIT

Morgan Rice of Shady Hill Road, Tax Map 404, Lot 168.

The applicant requested permission from the Board for three different scenarios concerning installing a driveway and thus, would have to remove a stone wall on her property in order to do so. After looking at the site plan, Mr. Kurk moved, Mr. Bolton seconded, to recommend to the Board of Selectman that the proposed driveway location selected, requiring of removal of a stone wall, be approved. All were in favor; 3-0. The Land Use Coordinator stated he will pass the information along to the Selectman.

V. MINUTES

Mr. Fillmore moved, seconded by Mr. Kurk, to approve the April 25, 2019 minutes, as amended. The motion passed, 3-0.

VI. ADJOURNMENT

The meeting adjourned at 8:21 PM.

Respectfully submitted,

C. Provencher

Transcribed from notes