

**TOWN OF WEARE, NEW HAMPSHIRE
PLANNING BOARD
MAY 23, 2019 Meeting DRAFT Minutes**

Present: Craig Francisco (chairman), Neal Kurk (secretary), Frank Bolton, (member) and Jack Meaney). Also present: Chip Meany and Kelly Dearborn-Luce, Code Enforcement, Calvin R. Clark, Brad Guimond, Judith Carr, Thomas Carr, Monica Kent, Alan Kent, Elaine Banacos, John Banacos, Ron Therrien, Jacques Belanger, Michael Brown, Jack Dearborn, Art Siciliano, Kevin Petriel, Chris Evans, Tamara Sahlin.

I. CALL TO ORDER

The chairman called the meeting to order at 7:05. New Land-use coordinator was introduced to the Board.

II. DRIVEWAY PERMIT APPLICATION

Tax Map 411, Lot 94, Jack Dearborn

Discussion confirmed that stonewall rocks would be replaced. Mr. Kurk moved, seconded by Mr. Meaney, to approve removal of 6' stonewall temporarily to widen for logging purposes, with the conclusion that the wall will be restored back to order. The motion passed, 4-0.

III. SUBDIVISION REQUIREMENT WAIVER APPLICATION

Lull Road Investments LLC; 5 residential lot subdivision at Tax Map 411, Lot 358 on the North West side of Lull Road in a R/A Zone.

Jacques Belanger represented his client, Michael Brown, pursuant of a proposed subdivision at the above listed property. Justifying the waiver, the applicant listed the following: No new roads are proposed within the subdivision; 5 new driveways will provide access to each lot and will have minimal impact on traffic for Lull Road; limited off-site improvements and no cost to the town – so a request for Traffic and Fiscal impact study waivers was made. Additionally, the existing wetlands would not be affected by any of the proposed driveways, so an Environmental impact study was asked to be waived. No construction within the subdivision with the exception of the driveways and the lot development and make the noise level impact nil, so a request for a Noise impact study was requested. Soils are mainly fine sandy loam with loose gravel, and test pits for each 5-acre lot were performed and the results represent the soils per the NH GRANIT soils map. So, a Site-specific soils map waiver was requested. Discussion involved extending the meets and bounds as no wetlands are being impacted on Lots 358.3 and 358.4, Fire Ward was consulted on this project and allow an in-house suppression system vs. a cistern. The Chair read the letter to the audience.

'Mr. Belanger: At the Board of Fire Ward's meeting held on April 8, 2019, the following action was taken regarding the subdivision plan submitted for Map 411 Lot 358. The Board gave the permission to proceed as follows: all driveways to meet the Driveway Standard for 1 & 2 Family Dwellings as contained in the Town of Weare Subdivision Regulations; and in lieu of the required cistern, accepted offer from developer to design and install automatic sprinkler

systems (NFPA 13D) in all 1&2 family dwellings and/or manufactured homes; and add sprinkler requirement to deed or plan. As this plan has yet to be submitted to the Weare Planning Board, any substantive changes to the plan may require further review and subsequent conditions by this Board per the Fire Chief of Weare, NH. Additional comments included whether or not the Conservation Commission had been consulted; that the police submitted a note saying the common driveway splits will need a sign'

Continued discussion about the application was discussed as public were welcome to comment. Tamara Sahlin of 130 Lull Road spoke towards opposition, along with her husband, of having a house built in front of their lot. She stated that there is ample wildlife traversing, especially bears, so the area should be preserved. Abutter, Kevin Petriel stated that the Board should consider a buffer so that the trees do not to get wiped out. Tom Carr, an abutter to the East of the property, stated that the slope issue has been taken care of by Lull and JB, additionally he explained that he was a wetland scientist, and they are that the business is taking care of the wetlands.

The Chair closed public comment made at 7:40 PM. The Board agreed no site walk is needed and the applicant agreed that no stonewalls will be disturbed. Conditions include:

1. Well-radius on Lots 358.2.
2. Note 8 add NFPa 13D.
3. Note 9 Reflect Article 36 from Zoning Ordinance instead of the Subdivision regulations.
4. change buffet and wetland setbacks titles to 45'.
5. No cut agreement.
6. Buffer along the frontage.
7. Grading plan for Lot 358.3.
8. Driveway maintenance agreement.
9. No-cut zone for Lot 58-4.
10. Wetland buffers along the road will not be cut for Lots 358 and 358.1
11. Well radius for Lot 352 needs to be changed.
12. Common driveway split has to have markings; sample deed.

The NFPa 13 D bound must meet the code requirement, therefore Mr. Kurk moved, and Mr. Meany seconded, to continue the application until June 27th 2019. All were in favor.

IV. SUBDIVISION REQUIREMENT WAIVER APPLICATION

Alan T. and Monica W. Kent of Tax Map 409, Lot 154 for a residential lot subdivision East side of Chuck Street in an R/A Zone. Mr. Kurk moved, seconded by Mr. Bolton, approve the waivers. All were in favor, 4-0. Discussion included a need for a condition to put current use note on plan. Mr. Kurk moved to accept the application, seconded by Mr. Meany. All were in favor, 4-0. No public comment and was closed at 8:18.

Conditions required by the Board listed, as follows:

1. Monuments need to be set.
2. Current use note needed.
3. Note 3 needs to be more legible.

Mr. Kurk motion to approve the application, Mr. Meaney seconded. All were in favor, 4-0.

V. LOT LINE ADJUSTMENT

Corrective plan for Proctor & Raymond at Tax Map 201, Lots 10 & 14 in an R/village Zone, North Stark Hwy & Reservoir Drive. Site plan was corrected per the Accessor request; line corrections were made on Note 5 on the plan.

Mr. Kurk moved to accept the application as complete, seconded by Mr. Meaney; 4-0. Mr. Bolton moved to approve the application, Mr. Meaney seconded. All were in favor. 4-0.

VI. LOT LINE ADJUSTMENT

Therrien/ White at Map 412-194 & 195, East side of South Stark Highway in an R/A Zone. Waivers were granted by the Board. Mr. Kurk, seconded by Mr. Meaney, and all agreed: 4-0. Mr. Kurk moved to accept, Mr. Meaney seconded. Discussion warranted the need for more abutter notification at the property. The application was withdrawn and the petitioner will re-notify (co-op) everyone that abuts the property line.

VII. MINUTES

Mr. Kurk moved, seconded by Mr. Meaney, to approve the May 9th, 2019 minutes, as amended. The motion passed, 4-0.

V. ADJOURNMENT

The meeting adjourned at 8:45 PM.

Respectfully submitted,

C. Provencher

Transcribed from notes