

Final



**WEARE PLANNING BOARD
MEETING MINUTES
June 10, 2021**

PRESENT VIA ZOOM: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; JOHN (JACK) MEANEY, EX-OFFICIO; WILLIAM (BILL) STOCKHAUS, SECRETARY; NAOMI BOLTON, INTERIM LAND USE COORDINATOR
ABSENT: FRANK (CHUCK) BOLTON, RAYMOND (RAY) MENARD, ALTERNATE

GUESTS VIA ZOOM:

For Expedited Site Plan Review, Lancot's Center of Weare c/o REI Service Corp Case: Kevin Leonard, Engineer
For Site Plan Review & Conditional Use Permit, ENI 55 B & B Lane Case: Sandra Guay, Esquire; Chris Tymula, Engineer; Jody Ameden, Energy Consultant

ZOOM HOST: Town Administrator Naomi Bolton

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 pm. The Town of Weare is following CDC social distancing guidelines. This meeting was conducted via Zoom.

II. DISCUSSION

A. Expedited Site Plan Review (continued from May 27, 2021): Lancot's Center of Weare c/o REI Service Corp. Northpoint Engineering, LLC-Agent, 421, 425 & 427 So. Stark Hwy, Tax 109-7, Commercial Zone. Application is for rehabilitating the parking lot to improve traffic circulation, pedestrian safety, parking layout, lighting & associated drainage improvements. No change to existing buildings.

Vice Chairman Fillmore recused himself from this application. Chairman Francisco stated only three members will be hearing this case.

The Chair opened the public hearing.

Kevin Leonard, Northpoint Engineering, presented his revised plan noting the landscape enhancements provided by Terrain Planning & Design, LLC, Hopkinton, NH. The plan depicts trees such as White Fur, Red Maple, etc. Bushes such as Azaleas, Hydrangeas, Butterfly Bush and Lilacs along with Blacked Eyed Susans. He stated the focus is for most of the plantings to be up front. Some trees to be planted along the back building (Granite State) to replace those removed for construction. The light poll near Route 114 now moved slightly backwards.

The Chair asked the Board if they had any questions/comments. There was none.
The Chair asked the public at large to speak. There was none.

The Chair closed the public hearing.
Secretary Stockhaus stated the items that needed revising have been completed.

**Chairman Francisco moved, Secretary Stockhaus seconded to approve the site plan as revised today.
Passed 3-0-0**

Vice Chairman Fillmore returned to the meeting.

B. Site Plan Review & Conditional Use Permit (continued from May 27, 2021): ENI 55 B&B Lane, LLC 55 B & B Lane, Tax Map 411-197, Industrial Zone Application is for the addition of 2 above ground liquid propane fuel storage tanks & a subsurface waste disposal system. The property is currently improved with a diesel fueling area & 2-bay mechanic shop which will remain.

The Chair opened the public hearing and stated this project was waiting on the State Fire Marshall.

Chris Tymula stated Fire Chief Vezina sent a letter indicating compliance with the State Fire Codes and NFPA 58, dated June 7th. The revised plan stipulates the maximum number of employees on site to be eight, along with the noted Knox Box located on the gated entrances. Chris Tymula shared Fire Chief Vezina's letter with the Board.

The Chair asked the Board for comments/questions.

Vice Chairman Fillmore stated he spoke with Fire Chief Vezina who indicated he was satisfied with the plan after the State Fire Marshall reviewed it.

Chairman Francisco asked if any changes were made on behalf of the State Fire Marshall. Chris Tymula replied there were no changes to the plan based on the last meeting.

The Chair asked for the public at large to speak. There was none.
The Chair closed the public hearing.

Chairman Francisco asked about the septic system approval. Chris Tymula stated it was submitted for review/approval today to NHDES.

The Chair again asked the Board for comments/questions.

Vice Chairman Fillmore asked who the septic designer was. Chris Tymula stated it was a licensed septic designer in their office, Diane Pantermoller.

Vice Chairman Fillmore moved, Secretary Stockhaus seconded to approve the site plan with the condition the septic system is approved prior to the start of this plan. Passed 4-0-0

III. MINUTES

May 27, 2021 Minutes: Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of May 27th as amended, passed 4-0-0.

IV. OTHER

1. Discussion of wetland setback and buffer

Chairman Francisco sent the Board his proposed amendment to revise the wetland buffer and wetland setback. Vice Chairman Fillmore asked if it would be changed to 100 ft., less than that would need to prove they could. Chairman Francisco responded a wetland scientist could write a couple paragraphs explaining what the wetland

functions are. Secretary Stockhaus stated standing water is significantly changed during drought conditions, some nonexistent. Vice Chairman Fillmore stated in a drought, soil and vegetation do not change, but standing water does. Secretary Stockhaus added this could affect the vegetation that may be growing. Chairman Francisco noted droughts do not affect wetlands much. Secretary Stockhaus stated his observation is to look at timing for a thorough job. Chairman Francisco stated three items for wetlands: soil, vegetation and hydrology. Secretary Stockhaus asked what is the zoning line for this. Chairman Francisco replied Article 28, page 39. Vice Chairman Fillmore suggested changing the wetlands to 100 feet and the buffer to 50 feet, reducing (a), (b) & (c) factors as part of the 25 ft. or 12 ft. etc. Chairman Francisco answered the wetland setback 100 feet and the buffer 50 feet, the Planning Board can grant relief. Vice Chairman Fillmore suggested the setback and buffer should be at the highest number, have them come to the Board for a reduction. Forcing them to get a Soil Scientist, other than 150 feet. Chairman Francisco offered a Wetland Scientist regardless to do the wetlands. Vice Chairman Fillmore asked if the setback is only for buildings. Soil Scientist are not involved when it has to do with the septic. Secretary Stockhaus stated the title would need changing for this amendment. This would give guidance to a zoning appeal without having to go before the Zoning Board. Chairman Francisco agreed to the title change and suggested revising Article 28.8 and 28.9, leaving the word building. Secretary Stockhaus clarified setbacks for all buildings a minimum of 100 feet adding the Chairman's revised language. Secretary Stockhaus read "define the buffer of native vegetation with no ground disturbance allowed except for planting shall be maintained within half of the wetland setback." Chairman Francisco concurred. Jack Meaney stated when making changes to this ordinance, you need to make sure there are no other ordinances to conflict with. Chairman Francisco stated the trick is soil and wetland connectivity. Secretary Stockhaus stated this revised amendment is a good start.

2. Alpha Storage

Town Administrator Bolton asked if there was a conditional approval in March 2020, and conditions have been met, could a letter be sent. Chairman Francisco to stop in at the Town Office to review documents.

V. NEXT MEETING

Thursday, June 24, 2021 at 7:00 pm.

Being there was no further business to come before the Board, Jack Meaney moved, Secretary Stockhaus seconded to adjourn the meeting at 7:44 pm. Passed 4-0-0

A True Record

Karen Nelson

Karen Nelson transcribed from

You Tube Recording, TA Bolton notes