

Final



WEARE PLANNING BOARD  
MEETING MINUTES  
November 18, 2021

**PRESENT:** CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; JOHN (JACK) MEANEY, EX-OFFICIO; FRANK (CHUCK) BOLTON; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

**ABSENT:** WILLIAM (BILL) STOCKHAUS, SECRETARY, RAYMOND (RAY) MENARD, ALTERNATE

**GUESTS:** Dan Higginson, Jacques Belanger, John and Avril Hardy, Margaret Poznanski, Robert Nelson, Dan Hebert

**I. CALL TO ORDER**

Chairman Francisco called the meeting to order at 7:00 pm. and welcomed those present to the November 18, 2021 meeting of the Weare Planning Board.

**II. DISCUSSION**

**A. (Continued) Subdivision:** AMS Properties, LLC – Perkins Pond Road & Mountain Road, Tax Map 410-053, Rural Agricultural Zone. Application is to subdivide tax map 410-053 into 7 lots.

Jacques Belanger presented. Chairman Francisco read the letter from the Fire Department, notes added to the plan. Vice Chairman Fillmore asked to modify notes as follows:

- Add in accordance with NFPA 13R, to sprinkler note
- Add/change to developer/builder/owner
- Monuments to be set, 20 where circled in red on plan

Chairman Francisco asked the Board for comments. There was none.

Chairman Francisco asked the public for comments. Being none, he closed the public comment at 7:07pm.

**Vice Chairman Fillmore moved, Jack Meaney seconded to conditionally approve the plan:**

- **Change the purpose of the plan note to developer/builder/owner**
- **Add the NFPA 13R standard**
- **All monuments be set as noted on the plan before recorded**

**Passed 4-0-0**

**B. Subdivision:** The Poznanski Family Revocable Trust – Twin Bridge Rd & Old Town Road, Tax Map 110-062, Residential Zone. Application is for a two (2)-lot subdivision, creating one new lot containing 2.24 acres.

Dan Higginson presented. No waivers requested. Conservation comments noted, legend and wetland scientist stamp. State Subdivision approval pending.

**Vice Chairman Fillmore moved, Jack Meaney seconded to accept the application as complete. Passed 4-0-0**

Vice Chairman Fillmore suggested a lot sizing chart. Dan explained its covered in the notes. When State approval is received, he will note SA# on the plan.

Chairman Francisco asked about the flood plain. Dan stated a very small portion, line to be added to the plan. Monuments are set.

Chairman Francisco asked the Board for comments. There was none.  
Chairman Francisco asked for public comment.

Dan Hebert, 23 Old Town Road, an abutter, asked if it was zoned residential, could a business come in or a duplex. Chairman Francisco responded it is zoned residential, at the moment, nothing else. A single family home as the lot is not sized for a duplex. An ADU is possible.

Chairman Francisco asked for other public comment. Being none, he closed the public comment at 7:20pm.

Vice Chairman Fillmore stated the State approval is not needed before the plan is approved. Changes to the plan are administrative.

Outstanding:

1. State subdivision approval and SA# on plan
2. Wetland Stamp and signature
3. Surveyor signature
4. Six bounds on frontage roads
5. Flood Plain on plan
6. Add Wetlands and Flood Plain lines to legend

**Jack Meaney moved, Vice Chairman Fillmore seconded to conditionally approve with conditions above.  
Passed 4-0-0**

### **III. OTHER BUSINESS**

**A. Hilbren Road Discussion** - Chairman Francisco stated six bounds noted as missing after Site Walk. He presented to the Board documents and pictures of the six bounds from Art Siciliano. Emails exchanged between Chairman Francisco, Art Siciliano and Town Administrator Bolton. Chairman Francisco read aloud.

Jacques Belanger stated Art Siciliano began verifying the bounds last year. Jacques stated his crew found three exterior perimeter ones, not the front ones on the street.

Noted:

- 1 - under a culvert, road bound
- 1 - in rip rap
- 1 - near Daniels Road, dust on it, road bound
- 1 - broken at top of cul-de-sac, replaced, set in ledge with concrete
- 1 - buried in resident's yard, property purchased six years ago, Jacques offered to set flush with rebar and cap

Down to three bounds of concern. Vice Chairman Fillmore asked if there are magnets in all of them. Jacques replied he believes there are. Chairman Francisco stated the bounds were set too soon, likely, before the houses were built. Jacques stated a property owner relayed to his crew to be careful of his irrigation system. He will approach four owners to raise two bounds and fix the one in the driveway culvert. Vice Chairman Fillmore stated Keach-Nordstorm to review, but may be concerned with growth of vegetation in the rip rap soils. Frank Bolton suggestion driving a pin in the granite bound.

Chairman Francisco would like Keach-Nordstorm to review. To send pictures when done and the Chairman will do a drive by.

**B. All Seasons Campground** - permit application discussed briefly.

**Discussion of possible Zoning Amendments:**

Add Article 37 - Private Roads, remove Mount Dearborn Road Historic District from 2020, send to all Board members.  
No changes for 2022 warrant.

**IV. MINUTES**

**October 28, 2021 Minutes: Vice Chairman Fillmore moved, Frank Bolton seconded to accept the minutes of October 28th as written, passed 4-0-0.**

Vice Chairman Fillmore suggested going forward the Board should be made aware when Chairman and Vice Chairman meet with Town Counsel.

**November 2, 2021 Site Walk Minutes: Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of November 2nd as amended, passed 4-0-0.**

**V. NEXT MEETING**

No meeting for December. Next meeting will be January 13th and 27th. If necessary, to post for public hearing for zoning amendment.

**Being there was no further business to come before the Board, Chairman Francisco moved, Jack Meaney seconded to adjourn the meeting at 8:11 pm. Passed 4-0-0**

A True Record

*Karen Nelson*

Karen Nelson transcribed from

TA Bolton notes & You Tube video