



WEARE PLANNING BOARD

MEETING MINUTES

March 24, 2022

PRESENT: BRUCE FILLMORE, JR., VICE CHAIRMAN; WILLIAM (BILL) STOCKHAUS, SECRETARY; FRANK (CHUCK) BOLTON; RAY MENARD, ALTERNATE; PAUL GANNON, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

ABSENT: CRAIG FRANCISCO, CHAIRMAN (arrived at 7:46 PM)

GUESTS: Dan Higginson; Matt Rivero; Matt Peterson, Keach Nordstrom; Steve and Marty O'Brien, Granite State Recycling; Brian Smith and Brian Beaudoin.

I. CALL TO ORDER

Vice Chairman Fillmore called the meeting to order at 7:00 pm. and welcomed those present to the March 24, 2022 meeting of the Weare Planning Board. Vice Chairman Fillmore stated that he was going to change around the agenda. He is going to take up the Frank Bolton plan first. Frank Bolton stated that he is going to excuse himself from the Board and went and sat in the audience. Vice Chairman Fillmore appointed Ray Menard to sit in place of Chairman Craig Francisco and Paul Gannon to sit in place of Frank Bolton for this hearing.

II. DISCUSSION

Lot Line Adjustment Plan: Francis A. Bolton Jr. Revocable Trust (Owner) – 31 Carding Mill Road, Tax Maps 203-098.2 and 203-098.3, Rural Agricultural Zone. Application is to adjust the lot lines between parcels 203-098.2 and 203-098.3; no new lots are being created.

Dan Higginson, Land Surveyor was present. Vice Chairman Fillmore went through the application. With the application there is a written request for the following waivers:

1. Section 6.1.c – all wetlands must be shown on the plan
2. Section 6.2.a.15 – topographic map
3. Section 8.6.2 – requiring monuments to be set at all corners
4. Checklist Item 15 – requiring mapping of soils and slopes

Surveyor Higginson stated that wetlands, topo, soils and slopes are not required on lot line adjustments. The setting of the monuments he would ask that he be allowed to set the new monuments for the lot line adjustment property and not “all” bounds. Vice Chairman Fillmore pointed out that the plan is missing a monument in the back corner of the stonewall. State Subdivision approval is also pending.

Secretary Stockhaus moved, Ray Menard seconded to accept the written waivers as proposed. Vote: 4-0-0

Secretary Stockhaus moved, Ray Menard seconded to accept the application as complete. Vote: 4-0-0

Surveyor Higginson state that 1.4 acres is being added to the house lot so Mr. Bolton can build a barn. Vice Chairman Fillmore reminded him that nonconforming lot setbacks are not for barns, so Mr. Bolton will need a variance for reduced setbacks if he has to go that route.

With no further comments, questions or public input, Vice Chairman Fillmore closed the public hearing at 7:10 PM.

Secretary Stockhaus moved, Ray Menard seconded the motion to approve the plan with the following conditions:

- **show before and after total acreage on both lots**
- **monument to be added to back corner of the stonewall**
- **set 4 monuments for the lot line adjustment**
- **state subdivision approval**

Vote: 4-0-0

Frank Bolton returned to the Board and Paul Gannon will return to his position of alternate.

CONTINUED: Expedited Site Plan Review: Marico, LLC d/b/a Weare Real Food Market; Owner: Marek Rivero – 65 North Stark Highway, Tax Map 203-032, Commercial Zone. Application is to allow changes to allow the sale of food and drinks on property using food trucks/trailer.

Ray Menard stated that his wife sells products/goods at the market so he is going to excuse himself and sat in the audience.

Vice Chairman Fillmore appointed Paul Gannon to sit in place of Mr. Menard for this hearing.

Vice Chairman Fillmore stated that at last month's meeting the Board never accepted the application so he would like to take that up first. Matt Rivero was present and submitted a request of waivers as follows:

- Item 2 – grid and magnetic north arrow
- Item 7 – an elevation view
- Item 12 – location type and nature (exterior lighting)
- Item 14 – location and type of existing waste disposal system
- Item 18 – soil survey data
- Item 19 – location and copies (easements)
- Item 21 – estimated construction timetable
- Items 22-27 – new buildings or changes to the exterior dimensions of existing buildings
- Item 16 – exterior solid waste facilities

Vice Chairman Fillmore stated that he didn't need to request Item 14 as he has an approved septic plan satisfying the requirement. Also, Item 18 as there are no easements there no waiver needed.

Frank Bolton moved, Secretary Stockhaus seconded to accept the waivers as presented, with the 2 removed as discussed. Vote: 4-0-0

Mr. Rivero stated that his plan is to park one food truck to be able to do drive through coffee and pastries as well as provide space for another food truck (like the cookie truck). Since the last meeting he provided the Board with a letter from Monadnock Water indicating they are providing them bottled water; a copy of the current registration for the food truck; a letter from DHHS regarding his food license; a letter from Ron's Johns Chemical Toilets indicating contract for servicing portable toilets and removing the grey water from the food truck; a letter from NHDOT regarding his driveway approval for his food truck; and an updated sketched map.

Vice Chairman Fillmore asked about the septic approval plan that was not constructed. Mr. Rivero stated that his plan is do everything in the store, but when he got the cost to replace the septic he changed his mind and is now going to do everything from the food truck. Nothing will be served inside the building. Vice Chairman Fillmore asked about the 8 head in parking spots off Quaker Street. Mr. Rivero stated that is for the home as well as customers. Mr. Rivero pointed out that the green spot (on the color map) shows where they want a second food truck (cookie truck) for the future. Vice Chairman Fillmore stated that he

feels the plan for 5 cars in the coffee line is not enough and could make a huge traffic nightmare. He then asked Mr. Rivero if he had considered moving the food truck behind the house, near the deck area, remove 4 parking spots and having them exit around the back of the house, further up Quaker Street. This would alleviate the congestion at the Quaker Street corner and provide for more than 5 cars to come into the property at once. The discussion talked about possibly switching the current proposed food location for the second food truck (cookie truck) over there as well. Mr. Rivero stated that he would think about it. Vice Chairman Fillmore stated that this is not ready for approval for tonight as there are still some outstanding changes for the plan.

Secretary Stockhaus moved, Paul Gannon seconded the motion to continue this hearing to April 14, 2022. Vote: 4-0-0

Craig Francisco joined the Board at 7:46 PM. Vice Chairman Fillmore stepped down and Craig Francisco took over as Chairman.

Conceptual Meeting: Granite State Recycling (Owner) – 33 B & B Lane, Tax Map 411-195, Industrial Zone. Applicant is looking to add an 8,000 SF sorting building to the property.

Matt Peterson, Keach Nordstrom Associates was present along with Steve & Marty O'Brien, owners. Mr. Peterson explained that his clients currently have an approved site plan located on 33 B & B Lane and they would like to add an 8,000 SF sorting building to the property. The current property has a little over 3.5 acres. They have a power line easement with Eversource. Vice Chairman Fillmore wanted to disclose that he is not a direct abutter but one abutter away for full disclosure. Mr. Peterson added that the new building would be 80' x 100'. Everything would happen inside the building. The traffic would enter from the south entrance. Vice Chairman Fillmore asked what this plan does with the impervious rule. We have a 10% rule. Mr. Peterson stated that he has not done any calculations but will certainly take a look at that. Chairman Francisco stated that there are conditional use permits that would be needed as well. His only concern would be the impervious floor and 1 foot of wall and that there would need to be safeguards in place so that nothing comes out of the building. Vice Chairman Fillmore agreed his only concern would be the impervious. Mr. Peterson stated that currently there is annual well monitoring done by Capital Well Company and that would not change. The Board had no further issues or comments.

Conceptual Meeting: Christ Community Church – 727 South Stark Highway, Tax Map 411-123 – Commercial. The church is looking to add onto the front of the building towards the road as well as increase the parking lot.

Brian Smith and Brian Beaudoin were present to go over the plans. The addition would be used to add classrooms, bathrooms, work room, closet and lobby onto the current building. They added that in the future they would like to increase the parking for the future. The certified footing plan, drawn by Sandford Surveying was presented with a red indication of the proposed location of the addition. The Board explained that a new site plan would have to be redrawn showing that the addition would be outside the setbacks and then they would have to come to the Planning Board for approval. The Board suggested that they could show in the plan the future parking expansion as the same time. The Board has no further comments or suggestions at this time.

III. OTHER BUSINESS

Election of Officers: Chairman Francisco moved to nominate Bruce Fillmore as Vice Chairman and Pastor Bill Stockhaus as Secretary, Frank Bolton seconded the motion. Vote: 4-0-0

Vice Chairman Fillmore moved to nominate Craig Francisco as Chairman, Secretary Stockhaus seconded the motion. Vote: 4-0-0

IV. MINUTES:

March 10, 2022: These minutes were tabled until the next meeting.

V. NEXT MEETING:

April 14, 2022

Being there was no further business to come before the Board, Secretary Stockhaus moved, Chairman Francisco seconded to adjourn the meeting at 8:27 pm. Passed 4-0-0

A True Record

Naomi L. Bolton

Recording Secretary