

**DRAFT**



**WEARE PLANNING  
BOARD  
MEETING MINUTES  
June 30, 2022**

**PRESENT:** CRAIG FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; WILLIAM (BILL) STOCKHAUS, SECRETARY; JOHN (JACK) MEANEY, ALTERNATE; DANI-JEAN STUART, ALTERNATE; NAOMI BOLTON, TOWN ADMINISTRATOR & INTERIM LAND USE COORDINATOR.

**ABSENT:** SHERRY BURDICK, EXOFFICIO; FRANK (CHUCK) BOLTON; RAY MENARD, ALTERNATE; PAUL GANNON, ALTERNATE.

**GUESTS:** Connie Sullivan; Candace Burgess; Ryan Crowley; Robert Dubreuil; Jim Dow; Brian Beaudin; Nate Chamberlain, Fieldstone Land Consultants & Patriot Holdings, LLC

**I. CALL TO ORDER**

Chairman Craig Francisco called the meeting to order at 7:00 pm. and welcomed those present to the June 30, 2022 meeting of the Weare Planning Board. Chairman Francisco appointed Dani-Jean Stuart to sit as a voting member.

**II. DISCUSSION/HEARINGS:**

**CONTINUED: Site Plan Review:** All Purpose Storage Weare, LLC, (Owner); Fieldstone Land Consultants, PLLC & Patriot Holdings, LLC (Applicant); 695 Concord Stage Road, Tax Map 403-003-001; Commercial Zone. This application is to propose an expansion of the current property to include two (2) new single story storage facilities. One being 7,000 SF and the other being 7,400 SF.

Nate Chamberlain from Fieldstone Land Consultants & Patriot Holdings was present to present the plan. Mr. Chamberlain stated that the Board went on a site walk on June 23, 2022 as there was a concern over the retaining wall. He has reworked the plan and moved it further away from the property line. It was 10' and now is 15' from property line. On the site walk there was discussion about the mobile units to be removed. A note was added to plan. There were also questions about buildings. All buildings are to be done at the same time. He has relocated the gate to slide. The fence is now out of the right of way onto the property. They pulled back the pavement. On the grading plan they have tightened and tucked the wall into the slope which will also make it stronger. It will be a gravity wall. Mr. Chamberlain asked about a serpentine wall versus a straight wall. The plan has curb near the catch basin. On the lighting plan they added a note about the existing flood lights. The first plan had trees at the bottom by the wall, but being that the wall is being moved from 10' to 15' it didn't make sense to clear out trees only to replant trees.

Mr. Chamberlain again asked the Boards input on a serpentine wall versus a straight wall. He felt the serpentine wall was a much stronger wall. Is there a need to add a fence on top of the wall?

Chairman Francisco felt that a 15' wall – 15' from the property line is an issue. Chairman Francisco stated that there needs to be a PE stamp on the plan and the town will have Keach Nordstrom review it. There needs to be a note added that indicates there will be no outdoor storage. The light by the road on the pole needs to be eliminated. Guardrails need to be added where the snow is to be plowed by the wall.

**Vice Chairman Fillmore moved, Dani-Jean Stuart seconded the motion to send the plans to Keach Nordstrom to review the grading and drainage plan, as well as the Board of Firewards and Fire Chief. Passed 4-0-0**

The following items are outstanding:

- Show snow storage area on the plan
- Add note to plan – no outdoor storage
- Expand on note #2 – to include the storage of vehicles
- Keach-Nordstrom review
- Pavement around previously approved plan to be added
- Add note the units are going to be climate controlled as previously approved
- Show guardrail and fence around retaining wall
- Remove light near street
- Schedule meeting with Board of Firewards for plan review because of heated storage units

Chairman Francisco closed the public hearing at 7:38 PM.

**Vice Chairman Fillmore moved, Pastor Stockhaus seconded to continue this hearing to July 28, 2022. Passed 4-0-0**

Chairman Craig Francisco recused himself from the Board for the next hearing. Vice Chairman Fillmore took over as Chair. He appointed Jack Meaney as a voting member in place of Craig Francisco.

**Lot Line Adjustment & Subdivision:** James & Susan Dow and Candace Burgess (Owners); 216 & 236 Colby Road; Tax Map 412-166 & 412-167; Rural Agricultural Zone. This application is to adjust the lot lines between Tax Map 412-166 and 412-167 and to subdivide Tax Map 412-166 into two residential lots.

The Board reviewed the application for completeness. There is a waiver request for item 6.1 c for the wetlands delineation for the entire parcels. The reason for the waiver request was because the wetlands are shown in the area of existing and proposed improvements. **Jack Meaney moved, Pastor Stockhaus seconded the motion to accept the application as complete. Passed 4-0-0**

Craig Francisco, surveyor from Bedford Design presented the plan. Mr. Francisco explained that this is a two part plan. The first is a lot line of adjustment which is taking parcel A containing 48,143 SF from the Burgess lot #167 and adding it to the Dow lot #166; at the same time parcel B containing 90,411 SF from the Dow lot #166 and adding it to the Burgess lot #167. The result of this lot line adjustment means that the Burgess lot #167 contains 5.50 acres and the Dow lot #166 contains 34.599 acres. Part two of the plan would then take the Dow lot #166 and subdivide it into two lots, one with the existing home and one new vacant lot. The existing home and lot would contain 21.533 acres and the vacant lot would contain 13.066 acres.

Vice Chairman Fillmore stated that this plan will need to go to the Zoning Board of Adjustment for a variance to the wetlands buffer. He then read the comments from the other boards as follows:

- Police Department – no law enforcement concerns
- Fire Department – lot #166-1 (proposed) street frontage does not appear to give access for

- a driveway
- Building Department – this plan should not be approved as it is creating frontage that could never be used to access the lot. The easement would have to be created before or part of a condition before approval. There should also be an existing plan and a proposed to be able to see the differences created.
- Assessing Department – the new lot appears largely wet and now very odd shaped to get access. Shared access depicted across 166 to 166-1. Does not appear the best layout and creates a very odd shaped lot to meet compliance.

Mr. Francisco stated that the intent is to have a shared driveway agreement/easement. The Fire Department comments regarding driveway access and according to Mr. Francisco stated there was no need as he has met that with note #12 on the plan. Note #9 speaks to a cemetery shown and the board would like to have a symbol of a cross shown and noted on the plan.

Being there was no further public comment, Vice Chairman Fillmore closed the public part of the hearing at 8:22 PM.

Jack Meaney agreed with Vice Chairman Fillmore that going to the Zoning Board (ZBA) would really cover all concerns regarding the driveway access.

The following items are outstanding:

- Add 25' buffer around cemetery as noted in note #9
- Add lot size soil type table to cover sheet
- Copy of shared driveway easement agreement
- Go to ZBA to obtain variance for the wetlands buffer
- 16 monuments need to be set

**Jack Meaney moved, Dani-Jean Stuart seconded to continue this hearing to August 11, 2022. Passed 4-0-0**

Craig Francisco returned to the Board as Chairman and Jack Meaney returned to his position of alternate.

**Site Plan/Design Review:** Christ Community Church (Owner); 727 South Stark Highway; Tax Map 411-123; Residential Zone. This application is for a building expansion to accommodate a separate Sunday service tailored to children.

Brian Beaudin was present to discuss the proposal. The Christ Community Church looking to have a building expansion to accommodate the separate Sunday service tailored to children. Vice Chairman Fillmore indicated that to come in as an “expedited review” it requires a site walk. Mr. Beaudin indicated that was fine. The Board would like him to put in 2 stakes depicting the end of the extent of the building. Chairman Francisco read the waiver requests from the application, 9 in total (#5, #9, #12, #14, #16, #18, #19, #20 & #21). **Chairman Francisco moved, Vice Chairman Fillmore seconded the motion to make the application complete. Passed 4-0-0**

The Board scheduled the site walk for July 13<sup>th</sup> @ 6 PM.

**Pastor Stockhaus moved, Vice Chairman Fillmore seconded the motion to continue this hearing to July 14, 2022. Passed 4-0-0**

**Being there was no further business to come before the Board, Pastor Stockhaus moved, Dani-Jean Stuart seconded to adjourn the meeting at 8:40 pm. Passed 4-0-0**

A True Record

*Naomi L. Bolton*

Town Administrator Bolton

From YouTube Video