

## Final



### WEARE PLANNING BOARD MEETING MINUTES February 25, 2021

**PRESENT VIA ZOOM:** CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; NEAL KURK, SECRETARY; WILLIAM STOCKHAUS, ALTERNATE; KELLY DEARBORN-LUCE, LAND USE COORDINATOR

**ABSENT:** JOHN (JACK) MEANEY, EX-OFFICIO

**GUESTS VIA ZOOM:** Arthur Siciliano, Andy Morris

**ZOOM HOST:** Town Administrator Naomi Bolton

#### **I. CALL TO ORDER**

The Chairman called the meeting to order at 7:03 pm., and explained due to Covid-19 orders from Governor Sununu's Stay at Home 2.0 directives, the meeting was conducted via Zoom. The Chair appointed Alternate Stockhaus as a voting member for the meeting.

#### **II. DISCUSSION**

A.) Lot Line Adjustment application for R. John & Rodalyn Knox for properties on Cross Road, Tax Map 406, Lot 32 and South Sugar Hill Road, Tax Map 406, Lot 33.1. The property is in the Rural and Commercial Districts.

The Chair stated there are four waivers requested. Read by LUC Kelly Dearborn-Luce, test pit 4000 sq. ft. area, contours on entire lot, soils on entire lot, wetlands shown on entire lot. Art Siciliano, Surveyor, stated it cannot be on entire lot as contours were shown on the new lot. Kelly affirmed as stated. The Chair added contours, topo and wetlands are on proposed Lot 33.1. Waivers are needed for test pits, 4K, contours on a portion of the lot, wetlands on a portion and soils on a portion.

**Chairman Francisco moved, Alternate Stockhaus seconded to accept the waivers for test pit, 4K area, contours on entire lot, soils on entire lot and wetlands on the entire lot. Passed 4-0-0**

**Secretary Kurk moved, Alternate Stockhaus seconded to accept the application as complete. Passed 4-0-0**

Art Siciliano, representing John and Rodalyn Knox, owners of Cross Road, Lot 32, Tax Map 406 and South Sugar Hill Road, Lot 33.1, Tax Map 406, presented the Lot-line Adjustment Plan. Lots are in Commercial and Rural Conservation Zone, Lot 32, 3.52 acres and Lot 33.1, 20.62 acres, no flood hazard zone or aquifer protection area.

Lot 33.1 will have 6.04 acres remaining, conforms to Table 1 dry area with 545 ft. frontage and Lot 32 will have 18.1 remaining acres with 320 ft. frontage. Zoning Board granted the variance to cross the wetland buffer for Lot 33.1 on January 5, 2021. Pending dredge and fill permit with DES. Previous culvert installed in June, a new culvert to be installed for second crossing.

The Chair asked if it was all zoned commercial. Mr. Siciliano replied Lot 32 is commercial and rural conservation, noted by dash lines on the plan.

The Chair asked the Board if they had any questions.

Alternate Stockhaus stated the new lot line needs to be identified as proposed; the other two lines are identified to be eliminated.

Vice Chairman Fillmore requested Lot 33.1, note #3, add the dry area in comparison to Table 1.1 min. lot size.

Chairman Francisco requested a wetland buffer note, no trees to be cut in the buffer zone, etc. He asked if any monuments are to be set. Art Siciliano replied no, they are all set.

The Chair asked for public comments. There was none, public comment was closed at 7:13pm.

The Chair asked for additional comments from the Board. There was none.

**Chairman Francisco moved to approve the lot line adjustment plan for John and Rodalyn Knox for property on Cross & S Sugar Hill Rd, Map 406-32 and 33.1 in the Commercial & Rural districts, with 3 conditions: (1) label proposed lot line as proposed, (2) note of wetland buffer to be added, and (3) note #3 dry area for Lot 33.1 regarding the Table 1 in zoning.**

Discussion: Secretary Kurk questioned the pending DES permit. The Chair answered an existing issue whether a lot line adjustment is done or not, same frontage and access issue.

Secretary Kurk asked to impose the condition permit needed before approval of lot line adjustment. The Chair replied no, permit needed anyway.

**Secretary Kurk seconded the motion. Passed 4-0-0**

B.) Site Plan Review application for SafelyStor LLC for property on 424 South Stark Highway, Tax Map 109, Lot 8. The application is to construct one storage unit (115x40) and to reduce the outside storage area. The property is in the Commercial District.

Chairman Francisco, being the Surveyor for this project, stepped down as Chair and left the meeting.

Vice Chairman Fillmore opened the hearing for SafelyStor, LLC. He asked, with regard to the original plan, if this would be the last building to be added.

Andy Morris, SafelyStor owner, stated originally twelve buildings were approved, four in the front with eight in the back. Currently, there are four in the front and four in the back. This proposal is adding the fifth building in the back, reducing the amount of outside storage.

**Secretary Kurk moved, Alternate Stockhaus seconded to accept the application as complete.  
Passed 3-0-0**

Andy Morris presented his proposal to add his ninth building. It is identical to the building on the opposite end; standing by itself at 115 ft. x 40 ft., same color, snow load and manufacturer. D & S Excavating to prepare the site pad. Building to be up in two days along with paving extended as noted on the plan.

Vice Chairman Fillmore asked if all the drainage had been put in. Andy Morris replied one culvert to be installed in the very back corner near the existing rear detention pond as seen on the plan.

Vice Chairman Fillmore mentioned this proposed building is different than the one proposed in Phase 3.

LUC Dearborn-Luce stated maybe there was an amended plan. Andy Morris stated the building site never changed in the planning process.

Alternate Stockhaus established, until today.

Andy Morris concurred; originally, it was to be 115 ft. x 30 ft. The sixth building in the plan, next one over, to be longer at 140 ft. in length. The reason for the change in width on this proposed building, from 30 ft. to 40 ft., is it probably will be the last building. Wider in width because he is not trying to fit the other three buildings.

Vice Chairman Fillmore asked the Board for comments.

Secretary Kurk responded, how is the Board to deal with this change in plans? No longer looking to construct the last three buildings, approved on the plan, and altering the dimensions of one of the four, 30 ft. increased in width to 40 ft.

Andy Morris stated the Board is looking at a new plan; Plan #3, the original was already superseded by a plan with eight buildings and RV parking.

Secretary Kurk stated this proposed building is visible from the road. The vegetation that was planted along the highway provides an inadequate screen. Will there be any additional screening?

Andy Morris stated though they are immature, there are more plantings than any other commercial property in the entire town. Also, the proposed building is to take the place of and be more attractive than the row of RVs that are currently stored there. He does not intend to add vegetation, as the current plants will mature. What is the issue? Comments are constantly made by the public and customers about how good looking his property is.

Secretary Kurk responded the issue is visibility. Originally, landscape designed to screen, not visible to those traveling on the road.

Andy Morris disagrees, never agreed upon. Invisible businesses don't run, plantings are to soften the view. Maturing plantings over time will cover more and more.

Secretary Kurk questioned where the remaining RVs will be parked.

Andy Morris replied this proposed ninth building is where RVs are parked, the available RV space is reduced.

Vice Chairman Fillmore clarified; RVs will not be relocated on the lot, just not available for spots next year.

Andy Morris answered in the affirmative; less spots, losing that much RV space.

Alternate Stockhaus questioned the four ft. retaining wall providing upper and lower levels for RV parking.

Andy Morris replied correct back-to-back, sloping terrain, two different levels, just like they are currently.

Vice Chairman Fillmore asked what the retaining walls will be made of.

Andy Morris answered set a foot in the ground, 2 ft. x 2 ft. x 8 ft. concrete blocks, and set back two inches with each row.

Vice Chairman Fillmore asked if the blocks would be plain.

Andy Morris stated the blocks, facing the building, not the road, would be plain.

Vice Chairman Fillmore added still visible even facing the building. Not much planting north of the entry.

Andy Morris stated he added more planting last year outside the gate, near the telephone pole at the request of the previous Building Inspector.

Vice Chairman Fillmore asked if something else could be done at the retaining wall to dress it up.

Andy Morris replied it is not that visible.

Alternate Stockhaus mentioned the wall will not be visible once the RVs are in place.

Secretary Kurk asked how RVs can be parked below, space is too narrow.

Andy Morris stated sloping the area creates space, 32 ft., enough for smaller RVs.

Secretary Kurk asked how many RV spaces before and after the changes are made according to the plan.

Andy Morris stated presently, enough parking for 60, after probably 45.

Vice Chairman Fillmore asked when construction is projected to begin.

Andy Morris answered in the spring; the building has to be ordered.

Vice Chairman Fillmore suggested a Site Walk this week.

Andy Morris stated he needs to order the building, an extension will not allow a summer build.

Vice Chairman Fillmore requested to revisit at the Planning Board meeting March 11<sup>th</sup>.

Andy Morris stated his disappointment; this prevents him from ordering his building tomorrow. Plan is straightforward.

Vice Chairman Fillmore needs to see an approved plan, presenting with changes, a new plan is unrealistic to expect approval in one night.

Andy Morris responded his expectation is based on his previous experience, one night with the current plan, eight buildings and RV parking. Now, asking for nine buildings with reduced RV parking.

Vice Chairman Fillmore emphasized the additional concrete retaining wall; area needs to be looked at.

**Vice Chairman Fillmore moved, Secretary Kurk seconded to continue the hearing until March 11, 2021 at 7:00 pm. Passed 3-0-0**

Site Walk scheduled for Saturday, February 27, 2021 at 9:00 am.

The Board to notify Andy Morris with any issues. Clarified the culvert in the back corner and paving around the new building are the only new items.

Conservation Commission would like to know who delineated the wetlands. Bedford Designs did everything. The plan needs to designate this.

Fire Chief Vezina reviewed the plans, to check the life safety codes for inside vehicle storage.

Secretary Kurk asked if vehicles will be stored in the building.

Andy Morris responded yes, some collectable cars. Space is rented without any declaration as to what is being stored.

Secretary Kurk questioned examples, hazard chemicals and explosives?

Andy Morris stated contracts are signed, noting what is not acceptable, but personal property is not inspected.

Secretary Kurk questioned a car with gasoline in the tank is not in violation of the contract.

Andy Morris answered correct, it just can't be full. He uses the NH Self-Storage Association written standard contract. No electricity in the units.

Secretary Kurk mentioned the no updated percentage of lot coverage. LUC Dearborn-Luce stated it was not noted on the plan.

Vice Chairman Fillmore requested Bedford Designs to note lot coverage and RV parking area on the plan.

Vice Chairman Fillmore closed the public hearing at 7:42 pm. Public comment scheduled for March 11<sup>th</sup>.

### **III. MINUTES**

January 28, 2021 Minutes: tabled

### **IV. NEXT MEETING**

Thursday, March 11, 2021 at 7:00 pm.

**Being there was no further business to come before the Board, Vice Chairman Fillmore declared the meeting closed at 7:43 pm.**

A True Record

*Karen Nelson*

Karen Nelson transcribed from

You Tube Recording, TA Bolton notes

& LUC Dearborn-Luce notes