

**DRAFT**  
**WEARE PLANNING BOARD MEETING MINUTES**  
**April 23, 2020**

**Present:** Craig Francisco (chairman) and Kelly Dearborn-Luce (Land Use Coordinator)

**Present via conference call:** Bruce Fillmore (vice-chair) and Neal Kurk (secretary).

**Guests:** Vincent Iacozzi, NBAC, Ernie Thibeault, NBAC and Will Lambert, Proline.

**I. CALL TO ORDER**

The chairman called the meeting to order at 7:00 PM, then explained due to Covi-19 orders the meeting will be conducted at required safe distance and with two members on phone to make a quorum.

**II. DISCUSSION**

**a. LOT LINE ADJUSTMENT** Jack Dearborn on 148 Gould Road, Tax Map 411, lots 97 and 99. The property is in the Commercial District. The intent of the plan is to adjust the lot line between lots 99 and 97 to be the centerline of the brook until the brook goes into Lot 96. Request from applicant to continue application until May 28<sup>th</sup>. The chair noted the request to continue the LLA adjustment for Jack Dearborn on Gould Road. Board agreed and the next hearing date will be May 28<sup>th</sup>.

**b. DUCK POND SUBDIVISION** An application for an amendment to the approved subdivision. Discussion is with Vinnie Iacozzi, from NBAC regarding options that the Board of Fire Wards approved to amend the fire suppression requirements on the approved subdivision. Conflicting items in notes regarding the required cistern and/or sprinkler systems for houses was pointed out: note #3 stated all houses are to be sprinkled and note #12 stated a cistern to be installed with sprinkler system for houses over 2200 feet of the cistern. Board of Fire Wards met with Vinnie and Ernie to agree to amend and correct the notes. Then, Planning Board members reviewed the draft of a proposal/agreement which would remove the note that states all houses to be sprinkled and provide the following; to install a 30,000-gallon cistern in the center of the development and NBAC would provide a hose system and related equipment to the Fire Department. Also, if approved by the Planning Board, the agreement proposal would allow construction without sprinkler system to be required.

Mr. Kurk asked about the economic effects. Members discussed the cost of cisterns verses cost of sprinklered homes and fire equipment maintenance cost. Mr. Kurk said he would not be in favor of this agreement if it was going to cost the taxpayers. Mr. Fillmore discussed and explained that the fire equipment would need to be replaced and upgraded any way so it would not be extra cast to the taxpayers. Mr. Francisco noted that an amendment or addendum (letter) to the plan would be recorded to make this change of the previously approved plan and notes and the change did not need to be made on the plan. Mr. Fillmore would like to have the draft amendment review by counsel at developers' expense.

Mr. Thibault spoke to several points:

1. the history of the cistern and the meeting with the Board of Fire Wards
2. State requirement for sprinkling homes that changed in 2013.
3. requesting to obtain foundation permits and Kelly Dearborn-Luce, Code Enforcement Official stated she could process the applications, once they are submitted.

Mr. Fillmore made a **motion** to conditionally approve an agreement based on the Fire Wards agreement letter dated 4.23.20 which will amend the previous notes (#3 and #12) on the approved subdivision plan for Duck Pond, recorded plan #35879. No C.O.'s shall be issued prior to recording of said agreement, and Fire ward operational approval of the required cistern. The chairman stated within the motion that the draft agreement, between NBAC and the Weare Board of Fire Wards, as submitted, should be used as a guideline for the agreement between the Planning Board and NBAC, and shall be approved by counsel prior to signing by chairman and recording at the Hillsborough Country Registry of Deeds.

Mr. Francisco seconded the motion. The vote was 2 in favor and 1 opposed. Motion passed.

**III. PROPOSED PROJECT** Country 3 Corners is seeking approval to install a walk-in cooler at back loading dock, including wall repairs. Mr. Kurk made the **motion** to waive site plan requirement. Motion was seconded by Mr. Fillmore, all voted in favor.

**IV. MINUTES** of March 12, 2020 were reviewed. Mr. Kurk made a **motion** to approve the minutes, motion was seconded by Mr. Fillmore, all voted in favor.

## **V. ADJOURNMENT**

The meeting then was adjourned.

Notes taken by  
Kelly Dearborn-Luce

Transliterated by C. Provencher

Respectfully submitted,



C. Provencher,  
Minute Taker