

**DRAFT**  
**WEARE, NH PLANNING BOARD**  
**MEETING MINUTES**  
**August 13, 2020**

**Present:** Craig A. Francisco (chairman), Bruce Fillmore, Jr. (vice-chairman), Rev. William R Stockhaus (member), and Kelly Dearborn-Luce (Land Use Coordinator).

**Guests:** Tammy Wells, Kevin Leonard, Tim Wood, Dustin Wood, Bryce Beliveau.

**I. CALL TO ORDER**

The chairman called the meeting to order at 7:07 PM, then explained due to Covid-19 orders from the Governor's office Stay at Home 2.0 directives, the meeting will be conducted with appropriate guidance and layers of protection.

**II. DISCUSSION**

**a. CONCEPTUAL DISCUSSION**

Kevin Leonard, of Northpoint Engineering, spoke to the Board regarding a proposed conceptual redesign in the Lancott's Grocer & Deli parking lot, located at 425 S Stark Hwy #4 [109/107]. Mr. Leonard identified the existing private septic system, private well on adjacent property, and explained there are no wetlands on site. He said the property is tired and the condo association wishes to upgrade whole ground including but not limited to curbing, pavement, dangerous traffic patterns, improve parking, pedestrian safety, traffic pattern (circulation) for safety, menu board to be moved, designate an area for truck deliveries, update landscaping improving green space, update lighting, eliminate the remote lot, bring up the whole property to modern standards, including resurfacing the asphalt, and introducing ADA parking. An important goal to the condominium association is to divert the Dunkin traffic pattern to separate from daycare facility, for which two additional parking spaces will be added. The Chair explained a formal site plan is needed and now can be expedited because a conceptual discussion was presented.

**b. CONCEPTUAL DISCUSSION**

Tim Wood, owner of the property located at 49 General Knox Road [411/158], inquired about taking his existing 18.87-acre (Rural Agriculture) lot and dividing it into two. He explained there is conservation land adjacent to the property and that there would be a common driveway with a maintenance agreement put in place. Before the surveyor is hired, Mr. Wood said he came before the Board to find out his options with regard to concerns with the frontage area and any other concern. There is a variance needed for the frontage, as there is only 75' currently. Mr. Francisco made a recommendation to build a hammerhead to extend the frontage and bypass the variance.

**c. REVISION OF SUBDIVISION REGULATIONS**

The Board discussed proposed adjustments with the Land Use Coordinator, who will send the revised draft for review to all parties involved.

**d. BUILDING PERMIT FEE SCHEDULE**

Ms. Dearborn informed the recommendation was returned back to the Planning Board by the Board of Selectmen. The chair then motioned to make a recommendation to change the gross floor area to \$0.40 per square foot, seconded by the vice-chair. After no discussion, all were in favor; 3-0.

**e. ARTICLE 17.1.1 AMENDMENT WEARE ZONING ORDINANCE**

No Building permits for new homes shall be issued on any Class VI or Private Roads, and new simplified wording should be proposed, along with requiring a Conditional Use permit anytime a building permit is requested for a private road. Also, important is a much-needed definition of a "Private Road". The chair suggested to put the section about private roads guidelines as a new section designated "Article 37". Everyone agreed more work is needed on this matter.

**f. RECLAMATION BOND**

The chair read a letter from Whitetail Development regarding a request for a bond release. It was decided that a site walk would be needed before a decision can be made and was arranged for Tuesday, August 18<sup>th</sup> at 3:30. Whitetail representatives and other board members will be notified.

**III. MINUTES**

Mr. Fillmore made a **motion** to approve the July 9, 2020 amended minutes, motion was seconded by the chair, and all voted in favor; 3-0.

**IV. NEXT MEETING**

Thursday August 27, 2020, 7:00 PM at Town Hall, 2<sup>nd</sup> floor meeting room

**V. ADJOURNMENT**

The meeting was then adjourned at 9:05 PM by the vice-chairman, seconded by Rev. Stockhaus, and all were in favor; 3-0.

Respectfully submitted,



C. Provencher,  
Minute Taker  
Taken from notes