



WEARE PLANNING BOARD
MEETING MINUTES
October 26, 2023

PRESENT: Craig Francisco- Chairman, Bruce Fillmore- Vice Chairman, Paul Gannon- Alternate, Dani-Jean Stuart, Ray Menard- Alternate and Jack Meany- Alternate.

ABSENT: Pastor Bill Stockhaus Benjamin Knapp- Ex-Officio, Frank Bolton,

TOWN ADMINISTRATOR: Naomi L. Bolton - absent

GUESTS:

Vice Chair Fillmore called the meeting to order at 7:00 p.m. Vice Chair Fillmore appointed Dani Jean-Stuart, Ray Menard, and Paul Gannon as voting members.

Site Plan Review: 1702 Colby Road, LLC; Bedford Design Consultants Engineers and Surveyors-engineer; 48 Colby Road, Tax Map 412-170.002; Zone: Industrial. The proposed use is for a 10,800 SF body shop with associated parking within the area previously approved for RV storage.

Paul Gannon motioned to accept the application as complete. Seconded by Ray Menard. Motion passed 4-0-0.

Mr. Craig Francisco said in 2017 the repair shop was approved by the Planning Board and then they came back a little later with phase two. Mr. Francisco explained the plan to the Planning Board. He said what they are proposing is a 60 by 80 body shop. Mr. Francisco presented the approved septic design to the Planning Board. There is only a little bit of grading for the project. Vice Chair Fillmore asked if they had proposed the plan to the Fire Department. Mr. Francisco said no they have not. Vice Chair Fillmore asked what the limit was for sprinklers. Mr. Francisco said has been trying to figure that out in the last month and a half. He spoke with the Fire Chief and he does not know the answer and is trying to get the answer. They are going to put an engineered firewall. There will be nine bays and one of the bays is going to be an offices. Vice Chair Fillmore said that they received feedback from the highway department and police department and they do not have any concerns. Vice Chair Fillmore said that the fire department asked for more detailed plans of the building and its use. Mr. Francisco asked if that could be done with the building permit process. Vice Chair Fillmore asked for the applicant to get with the Fire Chief this week and if he cannot get an answer about the sprinklers to contact the Fire Marshall Office. Vice Chair Fillmore asked if the plan had a note stating that the building design would not need sprinklers. Mr. Francisco said he could put a note on the plan that the building would be compliant with NFPA and state and local permits without requiring a cistern unless told otherwise. The applicant stated that it does not need to be sprinkled if it is split in half because of the only fire safety issues. Mr. Francisco asked the Planning Board if a note that reads as follows would be okay; The building design will be compliant with NFPA requirements, and a fire will be constructed inside the building to reduce the area exposed to potential fire and to avoid the installation of a cistern. Vice Chair Fillmore said to add if a cistern is required the applicant shall come

back to the Planning Board for an amended approval. Vice Chair Fillmore asked if there was a note on the plan regarding the impervious surface. Ms. Stuart said it is on the plan it is note number nine on sheet six. Vice Chair Fillmore asked if the work was going to be mechanical work or body work. The applicant said it would just be bodywork.

Vice Chair Fillmore opened the public hearing.

No public present for comment.

Vice Chair Fillmore closed the public hearing.

Mr. Menard motioned to conditionally approve the site plan with a note added to the plan that states the following: The building design will be compliant with NFPA requirements, a fire will be constructed inside the building to reduce the area exposed to a potential fire, and to eliminate the cistern requirement. If the cistern is required an amended site plan shall be approved by the Planning Board. Seconded by Mr. Gannon. Motion passed 4-0-0.

Chair Francisco is now seated back as a voting member of the Planning Board and Ray Menard stepped down from a voting member.

Minutes:

10/12/23: Vice Chair Fillmore motioned to approve the minutes as amended. Seconded by Ms. Stuart. Motion passed 3-0-1. Abstention from Mr. Gannon.

Being there was no further business to come before the Board, Chair Francisco made a motion to adjourn, and Mr. Gannon seconded to adjourn at 7:35 p.m. Passed 4-0-0

ADJOURNMENT

A True Record.

Kearsten O'Brien

Kearsten O'Brien, Minute Taker